



An outstanding family home with massive potential. This property is an ideal family home and offers fantastic space throughout. Comprising of an entrance hallway, lounge, separate dining room, fitted kitchen, cloakroom/utility and outhouse/storage room. The upper level has three bedrooms, bathroom with separate w/c. The position of the property has an open aspect to the front, overlooking the green.

Location: Shops and local amenities are close by. External: Ample street parking and an enclosed well maintained rear garden.

Ravenscar Crescent, Stockton-On-Tees, TS19 0NU

3 Bed - House

£130,000

EPC Rating:

Council Tax Band: A

Tenure: Leasehold



Ravenscar Crescent, Stockton-On-Tees, TS19 0NU

ENTRANCE HALLWAY

Via uPVC front door, carpet, radiator, coved ceiling and stairs to upper level.

CLOAKROOM

Double glazed window to rear aspect, WC and wash hand basin.

LOUNGE

Double glazed bay window to front, aspect gas fire and surround, coved ceiling, wall lights and radiator.

DINING ROOM

Double glazed window to rear aspect, radiator, carpet and coved ceiling.

KITCHEN

Double glazed window to rear aspect, tiled flooring, radiator, storage cupboard and fully tiled walls.

LOBBY

Base units, uPVC double glazed door to side aspect and storage cupboard.

LANDING

Double glazed window to side aspect, carpet and loft access.

BEDROOM 1

Fitted wardrobes, carpet, radiator and coved ceiling.

BEDROOM 2

Fitted wardrobes, carpet, radiator and double glazed window to rear aspect.

BEDROOM 3

Double glazed window to front, radiator, carpet and bulk head.

BATHROOM

Double glazed window to rear aspect, bath, wash hand basin, WC, radiator, storage cupboard, part tiling and coved ceiling.

SEPARATE WC

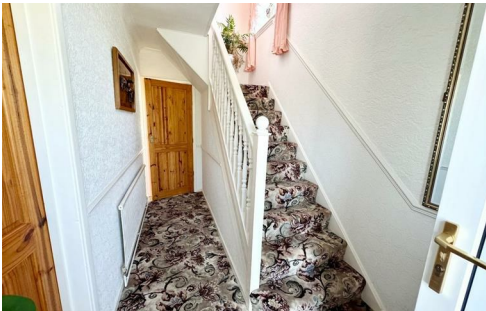
Double glazed window to rear aspect, WC and coved ceiling.

OUT HOUSE

Double glazed window to front aspect.

OUTSIDE

There is an enclosed garden to the rear.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

