

****REMODELLED**REFURBISHED**EXTENDED**** Having been extended and refurbished by the current owner this fantastic detached property will appeal to a variety of potential buyers with its open plan layout, and stunning contemporary finish. Boasting a full width ground floor extension, stunning kitchen (with a range of integrated appliances) dual aspect lounge with multifuel fire, The first floor has three double bedrooms (master with refitted en suite) and luxurious family bathroom. The property also benefits from uPVC DG, GCH, and solid oak throughout the ground floor.

Celandine Way, Stockton-On-Tees, TS19 8FB

3 Bed - House - Detached

£320,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



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ESTATE AGENTS

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GROUND FLOOR

ENTRANCE HALLWAY

Composite front door, radiator and staircase to first floor landing

DOWNSTAIRS TOILET

White and chrome suite comprising of wash hand basin with vanity storage and low level WC. uPVC DG window and radiator

LOUNGE

uPVC DG window to front, multifuel fire and radiator.

BREAKFAST KITCHEN

Fitted with a comprehensive range of wall, base and drawer units with solid wood block worktops and co ordinated splashback tiling. Inset sink and drainer with mixer tap, halogen hob with illuminating extractor and fan assisted oven. integrated appliances include, dishwasher, washing machine fridge and freezer.

DINING ROOM

Joining the lounge and kitchen, with uPVC DG Sliding patio doors opening onto the rear patio,

FIRST FLOOR

LANDING

uPVC DG window to rear and airing cupboard

MASTER BEDROOM

Dual aspect with uPVC DG window to front and rear, built in wardrobes and radiator.

ENSUITE

Modern white & chrome suite with double width walk in shower, wash hand basin with vanity storage and low level WC, Feature radiator, co ordinated tiled walls and flooring, uPVC DG window.

BEDROOM 2 (FRONT)

uPVC DG window and radiator.

BEDROOM 3 (REAR)

uPVC DG window to rear built in wardrobes and radiator.

FAMILY BATHROOM

Stunning white and chrome suite comprising of panelled bath with shower over, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring, feature radiator and uPVC DG window.

EXTERNALLY

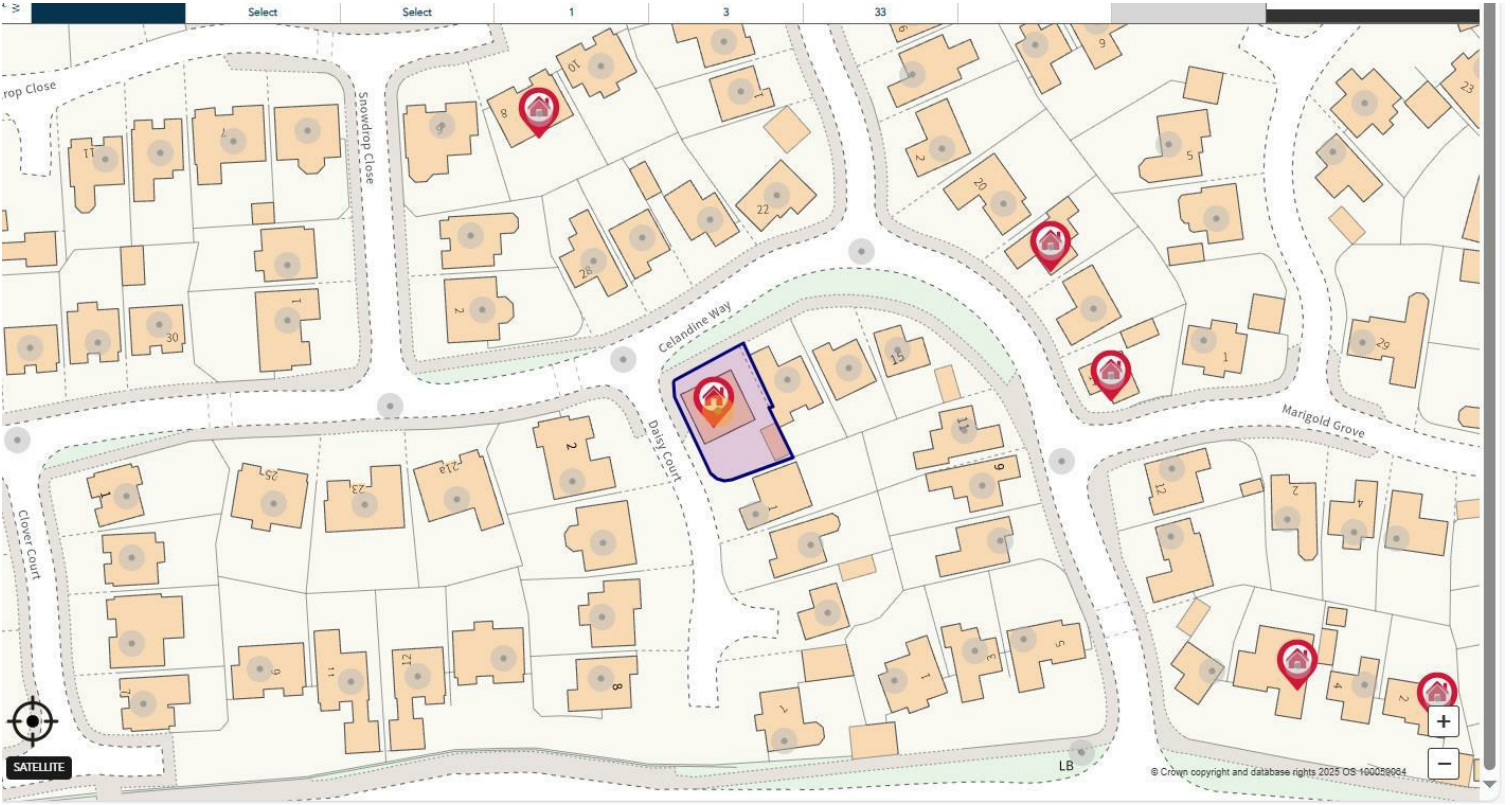
Set on a favourable corner plot the south westerly facing rear garden is fully enclosed and affords a good degree of privacy, Mainly laid to lawn with well stocked borders. the front garden is laid to lawn with a good sized driveway leading to single garage.



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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 and conveyancing 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		83
(69-80) C	71	
(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

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