

This outstanding corner detached home would be the perfect family home. Ready to move straight into with no work required this home is well presented to a high standard throughout. Comprising of an entrance hallway with integral garage, spacious lounge, open plan diner/kitchen, utility and cloakroom on the ground floor. The upper level offers a generous landing, a modern bathroom, master bedroom with an ensuite and three further bedrooms.

External: As the property is a corner plot it has the advantage of an excellent garden to the rear and side. Double driveway to the front, garage with power and lighting. Location: Tucked away in a cul-de-sac location Casson Gardens is close to local schools, shops and local amenities. Please call Smith & Friends to arrange a viewing on 01642 607555.

Casson Gardens, Stockton-On-Tees, TS17 0FU

4 Bedroom - House - Detached

Offers In Excess Of £285,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

Via front door with carpet flooring, door to garage, radiator and stairs to upper level.

CLOAKROOM

WC, wash hand basin, heated towel rail, laminate flooring and spot lights.

LOUNGE

Double glazed window to front aspect, carpet flooring, open plan with diner, radiator and storage cupboard.

DINER

Open plan with lounge/kitchen, laminate flooring, radiator and double glazed bi-fold doors to rear aspect.

KITCHEN

Open plan with diner, double glazed window to rear aspect. gas hob and oven, cooker hood, dishwasher, spot lights, part tiling, laminate flooring, radiator and access to utility.

UTILITY

Sink and drainer, spot lights, laminate flooring, radiator, double glazed window to side aspect and uPVC double glazed door to rear aspect.

LANDING

Carpet, spot lights, radiator, storage cupboard and loft access.

BEDROOM

Double glazed window to front aspect, fitted wardrobes, carpet and radiator.

EN SUITE

Double glazed window to front aspect, dual shower cubicle with waterfall shower, WC, wash hand basin, spot lights, part tiling and extractor fan.

BEDROOM

Double glazed window to front aspect, carpet and radiator.

BEDROOM

Double glazed window to rear aspect, carpet and radiator.

BEDROOM

Double glazed window to rear aspect, carpet and radiator.

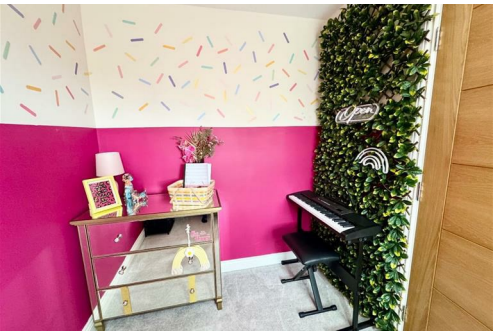
BATHROOM

Double glazed window to rear aspect, tiled flooring, bath, shower, floating vanity wash hand basin, WC, spot lights, heated towel rail and extractor fan.

GARAGE

Roller door, power and lighting points.





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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. We 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		92
(81-91) B	83	
(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

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