



Sculptor Crescent, Stockton-On-Tees TS18 3WD

welcome to

Sculptor Crescent, Stockton-On-Tees

Well presented four bedroom detached family home in sought after Lower Hartburn. Modern estate, close to amenities, schools and transport links. Spacious kitchen diner, utility, family room, two en-suites, driveway, garage and generous rear garden.

Entrance Hall

Composite door to front, stairs to first floor, radiator

8' 7" x 7' 9" (2.62m x 2.36m)

Window to rear, radiator

Downstairs Wc

Low level WC, wash hand basin, towel rail, splash back

Bathroom

Towel rail, wash hand basin, low level WC, bath, splash back, spotlights

Lounge

15' 5" x 11' 5" (4.70m x 3.48m)

Window to front, electric fire, radiator

Front Garden

Access to integral garage, double driveway

Reception Room

11' 10" x 8' 2" (3.61m x 2.49m)

UPVC door to rear, radiator

Rear Garden

Laid to lawn, patio, enclosed timber fence

Kitchen/Diner

18' 5" max x 11' (5.61m max x 3.35m)

UPVC door to rear, window to rear, radiator, range of wall and base units, oven with gas hob and extractor fan

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Utility Room

6' 3" x 5' 4" (1.91m x 1.63m)

Composite door to side, plumbing for washing mashine, boiler

Bedroom 1

15' 4" x 11' 5" (4.67m x 3.48m)

Window to front, radiator

En Suite

Shower, wash hand basin, towel rail, window to front, splash back, spotlights

Bedroom 3

10' x 7' 8" (3.05m x 2.34m)

Window ro rear, radiator

Bedroom 4





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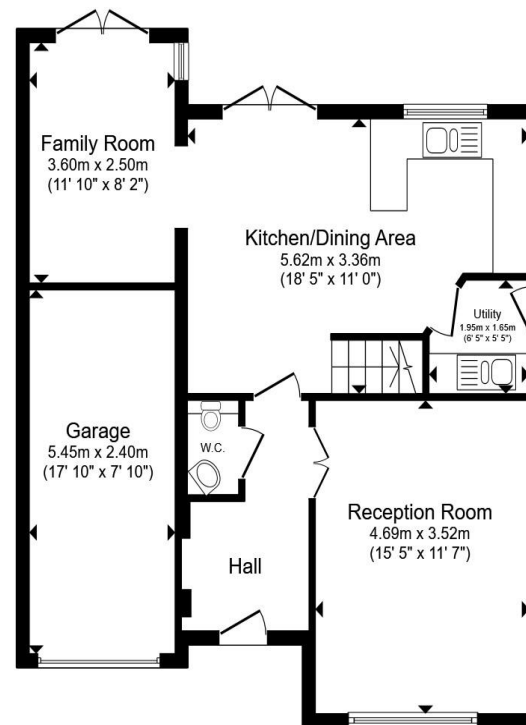
Sculptor Crescent, Stockton-On-Tees

- OFF-STREET PARKING
- GARAGE
- FOUR BEDROOMS WITH TWO EN-SUITES
- FRONT AND REAR GARDENS
- DETACHED

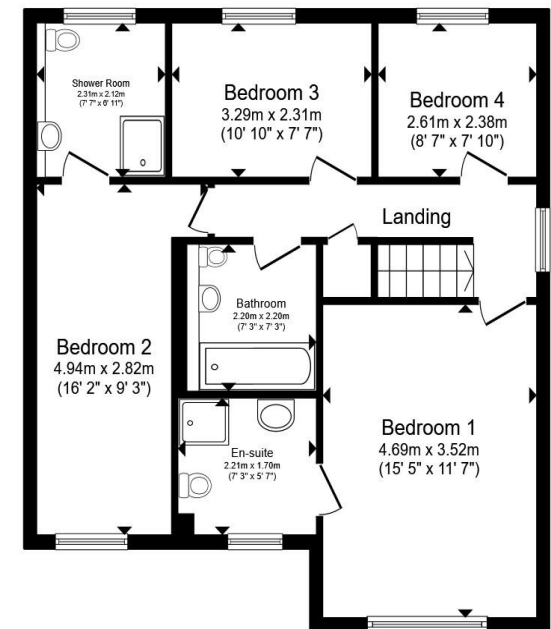
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£270,000



Ground Floor



First Floor

Total floor area 138.2 m² (1,488 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
STO116538 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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