

## WESTFIELD CRESCENT, STOCKTON-ON-TEES, TS19 0PY



- ▲ Charming period semi-detached house
- ▲ Boasts 3 good-sized bedrooms
- ▲ Spacious property located in a quiet retreat
- ▲ Situated within the leafy cul-de-sac of Westfield Crescent
- ▲ Private garden
- ▲ Conservatory
- ▲ Off-street parking and garage
- ▲ Available with no onward chain
- ▲ Don't miss the opportunity to make this your new home!

**£180,000**

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Nestled in a leady cul-de-sac, this charming period semi-detached house offers a perfect chance to create your perfect home.

The accommodation flows in brief, reception hall, lounge, dining room, conservatory, breakfast room and kitchen. To the first floor there are three good-sized bedrooms and bathroom.

Externally there is a gated driveway, detached garage, front garden and a private rear garden.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Entrance door with leaded stained glass top and side lights to entrance hall with single radiator, staircase to the first floor, meter cupboard and cupboard under stairs.

**DINING ROOM - 4.04m (13'3") into bay x 4.14m (13'7") into alcove**  
With double glazed bow window to the front aspect, single radiator, living flame fireplace and picture rail.

**LIVING ROOM - 3.48m (11'5") x 3.66m (12') into alcove**  
With double glazed patio door to conservatory, twin radiator, picture rail and cupboard set in chimney breast.



**TO VIEW:** Tel: 01642 355000  
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**CONSERVATORY - 3.7m x 1.9m (max) (12'2" x 6'3" (max))**

With double glazed windows and patio door overlooking the rear garden and vaulted ceiling with window lights.

**BREAKFAST ROOM - 2.3m x 2.26m (7'7" x 7'5")**

With double glazed window to the side aspect, single radiator, fitted units with worktops and cupboard housing floor standing boiler.

**KITCHEN - 2.64m x 1.83m (8'8" x 6')**

With double glazed window to the rear aspect, tiled floor and door to the side aspect. Fitted kitchen units with worktops incorporating a sink and drainer unit with mixer tap, electric point for cooker with overhead hood, plumbing for washing machine and space for under counter fridge.

**FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect.

**BEDROOM ONE - 4.27m (14') into bay x 3.78m (12'5") into alcove**

With double glazed bow window to the front aspect, single radiator, two sets of fitted wardrobes and picture rail.

**BEDROOM TWO - 3.5m (11'6") x 3.78m (12'5") into alcove**

With double glazed window to the rear aspect, single radiator, two sets of fitted wardrobes and picture rail.

**BEDROOM THREE - 2.29m x 2.18m (7'6" x 7'2")**

With double glazed window to the front aspect and single radiator.

**BATHROOM** - With double glazed window to the side and rear aspects, side panelled bath, pedestal wash hand basin, low level WC, single radiator, tiled walls and cylinder airing cupboard.

**EXTERNALLY**

**PARKING, GARAGE & GARDENS** - Externally there is a gated driveway, detached garage, front garden and a private rear garden.

**AGENTS REF:** - LJ/LS/STO250728/04122025

**Council Tax Band:** C      **Tenure:** Freehold

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