

SOUTHFIELD CRESCENT, NORTON, STOCKTON-ON-TEES, TS20 2ET



- ▲ Top to Bottom Upgrading in Recent Years
- ▲ Off Street Parking to the Front
- ▲ Gas Central Heating with a Combi Boiler
- ▲ A Superb Starting Point for First Time Buyers & Young Couples

£140,000

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Perfect for first time buyers and young couples looking for a home that's ready to move straight into. With good schooling and shops in the area, it's a great family home.

Notable features include gas central heating with a combi boiler, southwest facing rear garden, open plan lounge/dining room and a double height extension allowing for a good sized kitchen and bathroom with a four-piece suite.

The accommodation flows in brief entrance hall, open plan lounge/dining room and kitchen, three bedrooms and bathroom. Externally there is off street parking to the front and a good sized Southwest facing rear garden.

GROUND FLOOR

ENTRANCE HALL - Black composite entrance door, staircase to the first floor, and radiator.

LOUNGE/DINER - 6.45m (21'2") x 3.38m (11'1") increasing to 3.56m (11'8")

With three radiators, woodgrain effect laminate flooring, and patio door to the garden.



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KITCHEN - 5.56m (18'3") x 1.83m (6') increasing to 2.5m (8'2")

With off white shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, one and a half bowl stainless steel sink unit, space for washing machine, space for dryer, integrated fridge freezer, UPVC door to the rear garden and radiator.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.56m x 3.23m (11'8" x 10'7")
With radiator.

BEDROOM TWO - 3.56m x 3.1m (11'8" x 10'2")
With radiator and built-in storage cupboard.

BEDROOM THREE - 2.03m x 1.68m (6'8" x 5'6")
With radiator.

BATHROOM - 4.72m (15'6") x 1.83m (6') increasing to 2.5m (8'2")

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, corner shower, tiled walls and floor, spotlights to ceiling, and chrome towel radiator.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for a single car and to the rear there is a fence enclosed southwest facing garden with sandstone patio area and lawn.

AGENTS REF: - TM/LS/STO230721/29022024

Council Tax Band: A **Tenure:** Freehold

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33 Southfield Crescent



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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