



Sculptor Crescent, TS18 3QR

2 Bed - Apartment

Chain Free £79,950

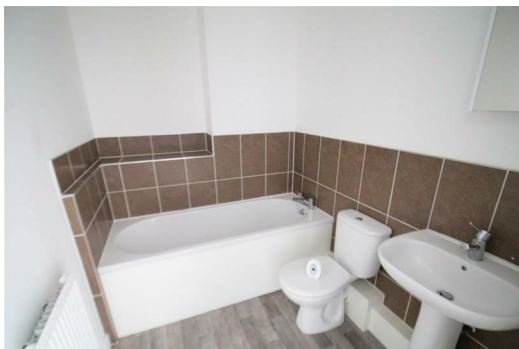
Public Notice

Address: 18 Sculptor Crescent, Stockton on Tees, TS18 3QR

We are acting in the sale of the above property and have received an offer of £77,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B81

TOP FLOOR APARTMENT. TWO BEDROOMS. TWO BATHROOMS. FULLY FITTED KITCHEN. ALLOCATED PARKING. NO ONWARD CHAIN. COMPETITIVE ASKING PRICE. A two bedroom first floor (top) apartment located on the recently constructed Queensgate Development on the outskirts of Stockton. Built by Bellway Homes the apartment offers spacious accommodation with the benefit of gas central heating, uPVC double glazing and secure intercom entry system. Ideal for a first time buyer or buy to let investor. This is a popular residential area approximately two miles from Stockton Town Centre and close to the A66 trunk road providing excellent commuting to the surrounding residential and commercial centres including Middlesbrough and Darlington. The accommodation briefly comprises: Entrance Hall, spacious Lounge/ Dining Room, fitted Kitchen with integrated appliances, two double Bedrooms - master bedroom with En Suite Shower Room/WC with a white suite and Bathroom/WC with white suite. Externally there is an allocated residents parking space. Viewing is highly recommended.



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ENTRANCE HALLWAY

Double glazed window to the rear elevation. Central heating radiator and paneled doors leading to the lounge, two bedrooms and bathroom.

LOUNGE/DINING ROOM

16'6 x 12'6 approximately (4.88m'1.83m x 3.66m'1.83m approximately)

A spacious lounge and dining area which leads into the kitchen. Double glazed window to the front elevation. TV aerial point and two central heating radiators.

KITCHEN

9'6 x 7'10 (2.74m'1.83m x 2.13m'3.05m)

Double glazed windows to the rear elevation. Fitted floor, wall and drawer units with fitted work surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood above. Integrated dishwasher, automatic washing machine/ dryer and fridge/ freezer. Cupboard housing a wall mounted gas combination boiler providing hot water and central heating.

BEDROOM ONE

13'6 x 11'6 including shower room (3.96m'1.83m x 3.35m'1.83m including shower room)

Double glazed window to the front elevation. TV aerial point, central heating radiator and paneled door leading to en suite.

EN SUITE SHOWER ROOM/WC

White suite comprising shower cubicle with wall mounted shower, pedestal washbasin and low level WC. Part ceramic tiling to the walls, tiled flooring, central heating radiator and extractor fan.

BEDROOM TWO

13'4 x 13'4 max (3.96m'1.22m x 3.96m'1.22m max)

Double glazed window to the front elevation. Central heating radiator and access to a loft.

BATHROOM/WC

7'10 x 5'8 max (2.13m'3.05m x 1.52m'2.44m max)

White suite comprising bath, pedestal washbasin and low level WC. Part ceramic tiling to the walls, tiled flooring and central heating radiator.

OUTSIDE

Allocated car parking space.

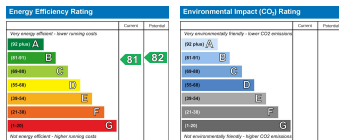
N.B.

The tenure is leasehold

Approx £806 per year for service charge

Ground rent £100 per year approx

Insurance on top of that.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

