



17 Southfield Crescent, Stockton-On-Tees  
Stockton-On-Tees



Guide Price £130,000 - £140,000





## 17 Southfield Crescent

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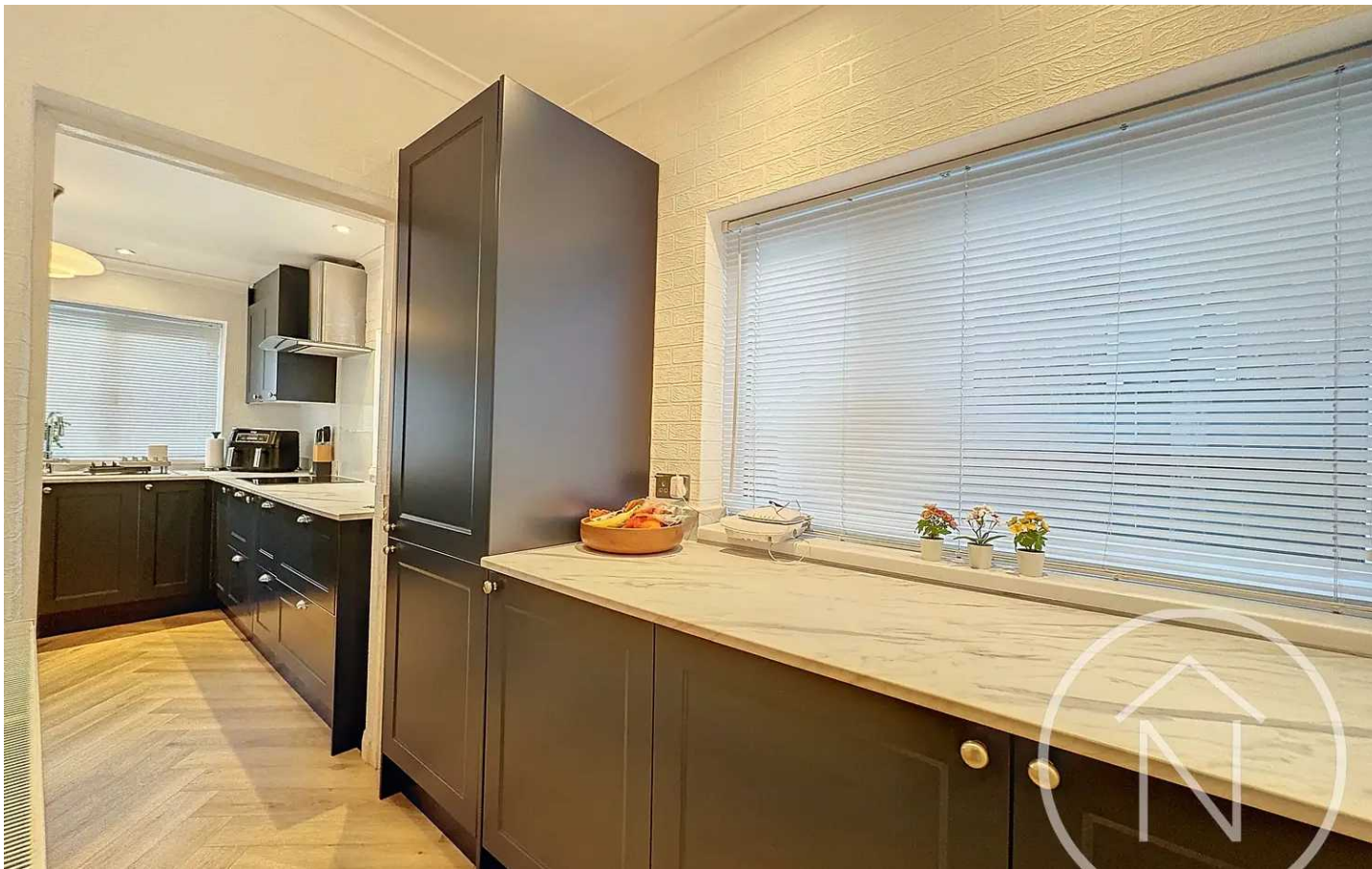
Introducing this magnificent three bedroom semi-detached house, a home truly packed with smart features and automation, making it a modern and efficient living space. Situated in a desirable location, this property offers a stunning interior, a south-west facing garden, a driveway, gas central heating, and UPVC double glazing, all contributing to a comfortable and convenient lifestyle.

Perfectly suited for first-time buyers, this home is an absolute gem, offering a variety of smart features and multiple automation functions. Amongst the highlights are sensor lights, a full Alexa setup, smart heating, and much more, enabling you to control various aspects of your home without lifting a finger.

Step inside and be greeted by a welcoming entrance hall, leading to an open plan lounge and dining area that provides ample space for relaxation and entertaining guests. The modern kitchen is equipped with top-of-the-line appliances, including an instant boiling water tap and integrated features, ensuring that meal preparation is a breeze. Additionally, a conservatory provides a tranquil space to unwind.

- Three Bedroom Semi Detached
- Home Filled Full Of Smart Features & Automation
- Modern Interior Throughout
- South West Facing Garden
- Driveway, gas central heating & UPVC Double Glazing
- Energy Efficiency Rating: D





The property boasts a shower room that includes automation and a digital shower, providing a luxurious experience. Upstairs, there are three well-appointed bedrooms, offering comfort and privacy for the whole family. For additional storage, the boarded loft features a pull-down ladder and provides both light and power, making it a versatile space that can be utilised according to your needs.

Adding to the appeal of this outstanding property is the south-west facing garden, perfect for outdoor activities and al fresco dining. This garden provides a serene escape from the hustle and bustle of every-day life, allowing you to relax and enjoy the beauty of nature.

In summary, this three bedroom semi-detached house is a dream home offering a modern interior, a plethora of smart features and automation, and a south-west facing garden. With its ideal location, this property is a fantastic opportunity for first-time buyers. Don't miss out on the chance to make this stunning residence your own – schedule a viewing today.

Council Tax band: A

Tenure: Freehold







**Entrance Hall**

**Lounge**

12' 1" x 12' 8" (3.69m x 3.85m)

**Dining Room**

10' 11" x 10' 8" (3.33m x 3.26m)

**Kitchen**

17' 7" x 8' 10" (5.36m x 2.70m)

**Conservatory**

18' 9" x 4' 5" (5.71m x 1.34m)

**Landing**

6' 2" x 6' 0" (1.87m x 1.83m)

**Bathroom**

7' 10" x 6' 0" (2.38m x 1.83m)

**Bedroom One**

12' 1" x 9' 7" (3.69m x 2.93m)

**Bedroom Two**

11' 2" x 9' 7" (3.40m x 2.93m)

**Bedroom Three**

8' 8" x 6' 1" (2.64m x 1.86m)







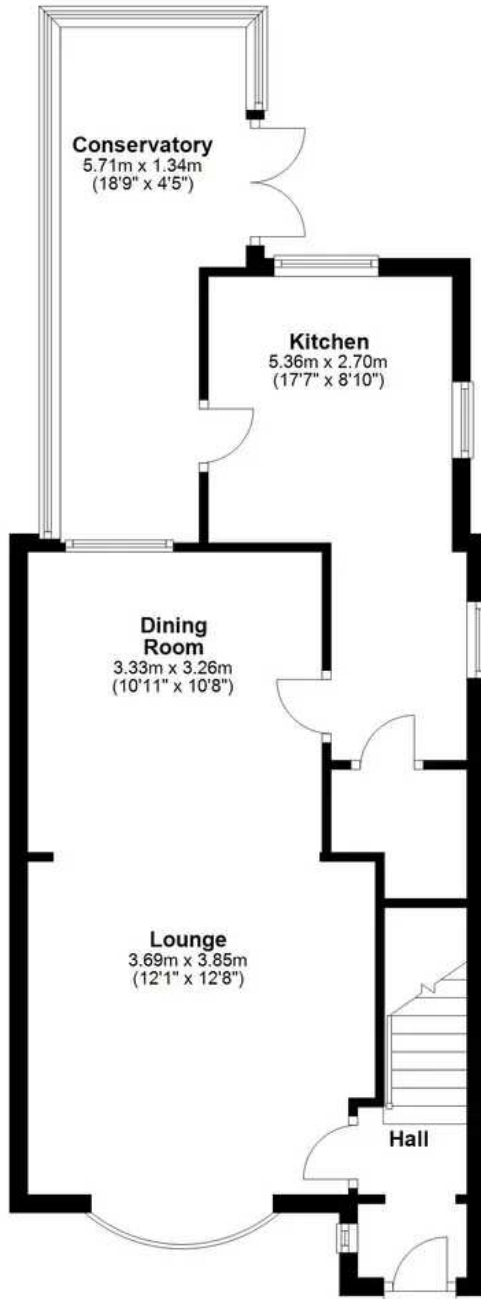






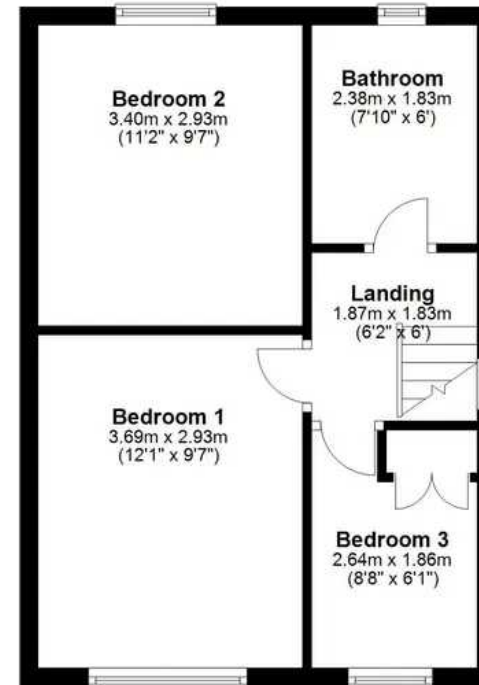
## Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



## First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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