



**Shannon Crescent, Stockton-On-Tees TS19 7JG**

**welcome to**

## **Shannon Crescent, Stockton-On-Tees**

Stunning 3/4 bedroom detached bungalow in sought-after Fairfield. Spacious lounge diner, stylish kitchen, conservatory, en-suite bedroom, low maintenance gardens & two driveways. Close to schools, amenities & transport links. Early viewing advised.

### **Entrance Porch**

From the entrance porch there is access to the spacious hall with tiled flooring, fitted cupboard and access to two of the bedrooms, bathroom and kitchen. Column radiator.

### **Bedroom 1**

12' 1" max x 10' 4" ( 3.68m max x 3.15m )

The first of 2 bedrooms situated to the front of the property is a double bedroom and features fitted robes, panelled walls together with a built in headboard & column radiator.

### **Bedroom 2**

10' 5" max x 8' 1" max ( 3.17m max x 2.46m max )

The second bedroom is a superbly presented double room with panelled walls & radiator.

### **Bathroom**

Serving the bedrooms is the family bathroom which features a large double ended bath, comfort height WC and wash basin. Enhancing the bathroom is a huge walk in rain water shower and a heated towel rail.

### **Kitchen**

21' 6" x 10' 3" ( 6.55m x 3.12m )

Ideal for a family, the kitchen enjoys space for everyday dining and is well equipped with a great range of base and wall units, drawers and work surfaces, together with sink, tap and splash backs. Integrated Freezer, 6 burner stove and room for other appliances. Integrated Baxi Combi boiler & radiator.

### **Conservatory**

19' 1" x 7' ( 5.82m x 2.13m )

Access via French doors from the kitchen, the

conservatory is a lovely addition and takes advantage of the garden aspect. Radiator

### **Lounge**

20' x 12' 1" ( 6.10m x 3.68m )

A superbly presented and comfortable room which features an impressive inglenook fireplace with multi fuel stove and is flooded with natural light from the bay window. Radiator.

### **Dining Room**

11' 9" max x 11' 11" max ( 3.58m max x 3.63m max )

The dining room is open plan to the lounge forming a fantastic entertaining space and has a solid Oak staircase leading to the first floor bedroom. Radiator.

### **Study**

20' 7" max x 9' 10" max ( 6.27m max x 3.00m max )

Completing the ground floor accommodation this room is currently used as a home office but could easily double up as a double bedroom or sitting room. Radiator.

### **Dressing Room**

6' 8" max x 7' 3" max ( 2.03m max x 2.21m max )

Excellent storage room with rails and shelves built in. Radiator

### **First Floor Bedroom**

14' 10" max x 10' 6" ( 4.52m max x 3.20m )

Situated on the first floor this light and airy double room features an en-suite WC & wash basin, free standing bath, panelled walls & built in head board. Large built in lighted wardrobe/storage area plus additional large lighted eves storage area. Column radiator.





### Rear Garden

Beautiful South East facing Low maintenance gravelled garden with large Poseidon water feature, 2 log stores, 2 useful out houses. External electric sockets plus hosepipe fitted. Gated access along the side of the property leading to the front driveway.



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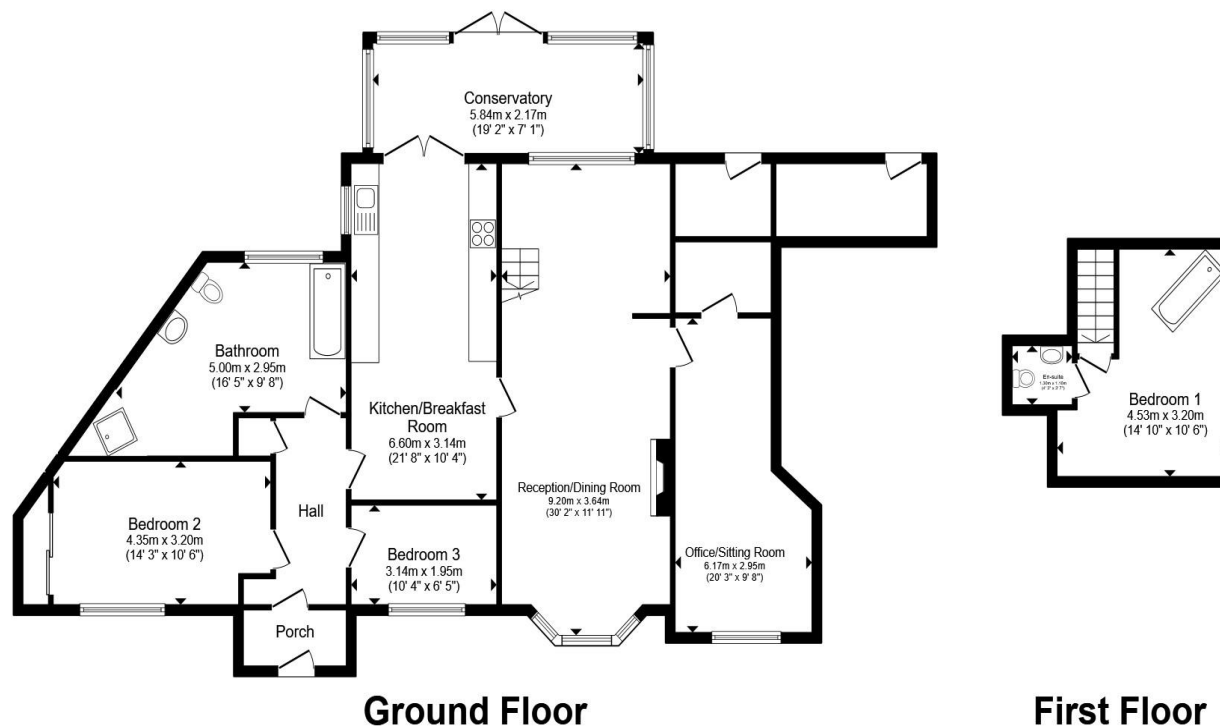
welcome to

## Shannon Crescent, Stockton-On-Tees

- EV CHARGING POINT
- OFF-STREET PARKING
- EN SUITE TO MASTER BEDROOM
- CONSERVATORY
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£315,000**



Total floor area 158.5 m<sup>2</sup> (1,706 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](http://www.propertybox.io)



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