



## Richmond Road, Stockton-On-Tees, TS18 4DT

This VICTORIAN semi-detached property retains many original features and is situated on one of Stockton's most historic roads. Richmond Road is a cul-de-sac but with a pedestrian route directly through to Ropner Park with its extensive play area, lake, tennis courts and coffee shop.

This family home offers generous accommodation and has been upgraded by the current owners, all while preserving the character features of this delightful building. Enter through a welcoming hallway that leads to a spacious lounge which enjoys a bay window, a ceiling rose, and a log burning stove set in the original marble fireplace. The large dining room has a patio door which lead out to the rear garden. The large kitchen/breakfast room provides a wide range of fitted units, a Belfast sink, integrated dishwasher and a 5 burner range oven. The kitchen is serviced by a utility room with plumbing for a washing machine and a convenient WC. Upstairs, there are three good sized bedrooms and a large family bathroom with roll top bath and separate shower cubicle.

Externally, the front of the property features a block paved driveway and turning area, with an electric car charging point, offering off-road parking for up to four cars. This leads to a garage which is newly rebuilt. The area is complemented by a lawn and established shrubbery, adding a touch of greenery and enhancing the overall appeal. The low maintenance rear courtyard presents a partially lawned area and a patio, providing an ideal space for relaxation.

Offers Over £240,000



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HALL

LOUNGE

13'4 x 15'0 (4.06m x 4.57m)

DINING ROOM

13'4 x 12'6 (4.06m x 3.81m)

KITCHEN/BREAKFAST ROOM

19'4 x 9'5 (5.89m x 2.87m)

UTILITY/WC

9'4 x 3'10 (2.84m x 1.17m)

LANDING

BEDROOM ONE

12'5 x 12'2 (3.78m x 3.71m)

BEDROOM TWO

12'5 x 13'5 (3.78m x 4.09m)

BEDROOM THREE

13'1 x 6'1 (3.99m x 1.85m)

BATHROOM

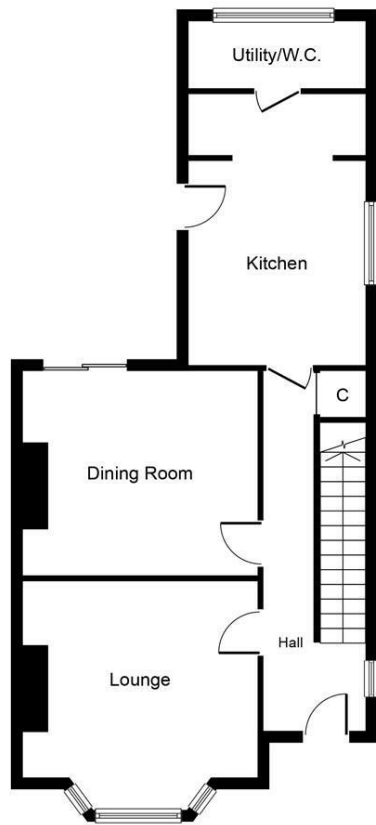
9'4 x 9'7 (2.84m x 2.92m)



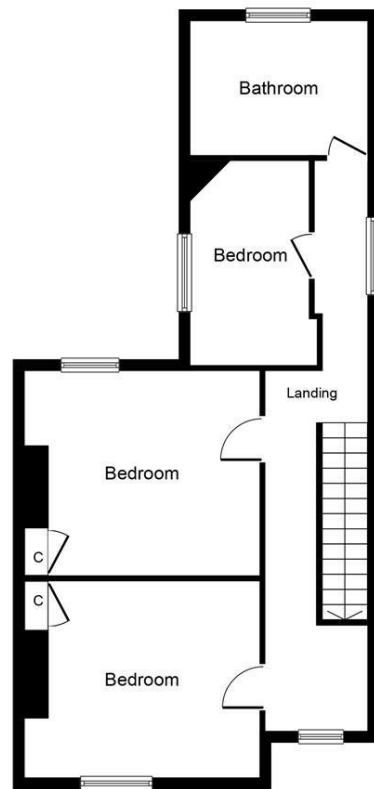
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# Richmond Road, Stockton-On-Tees, TS18 4DT



Ground Floor

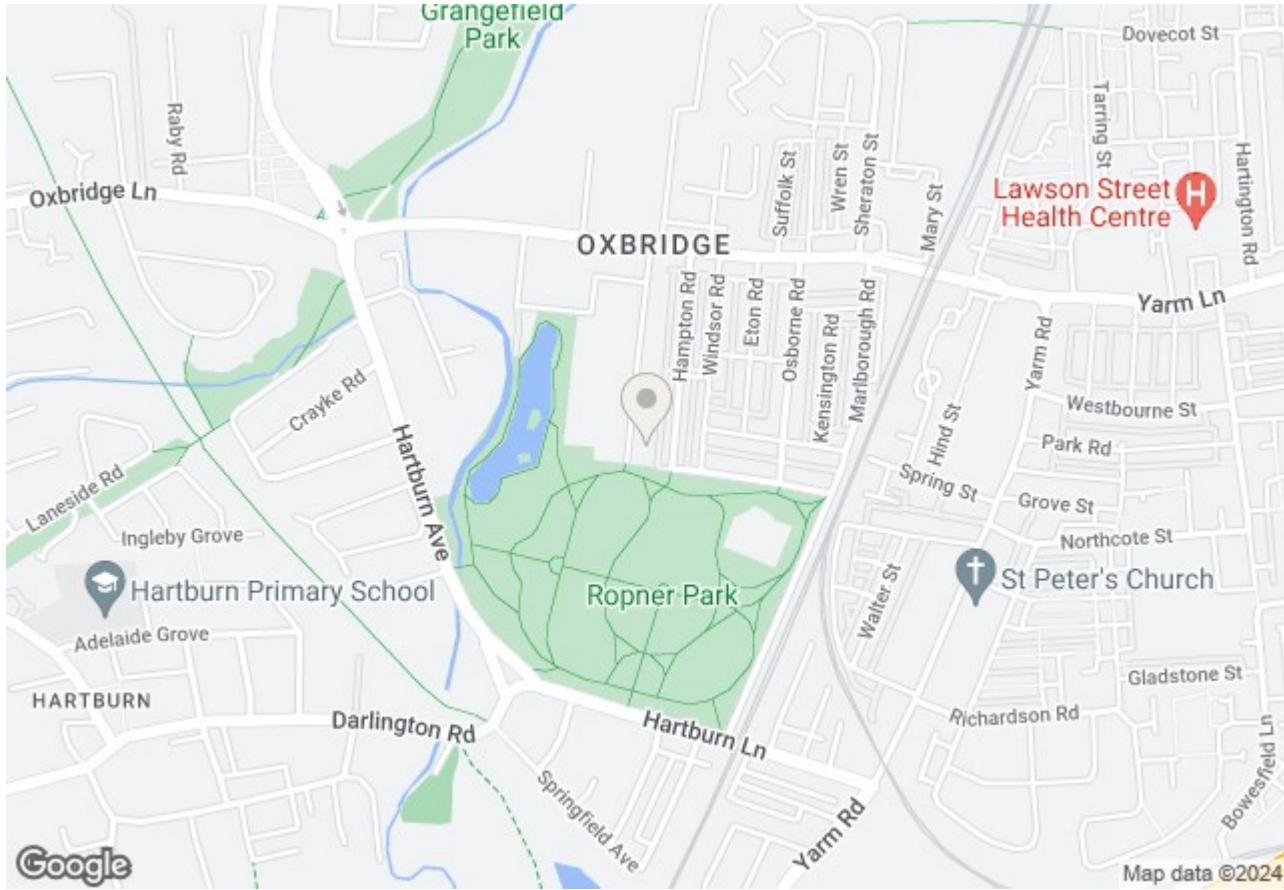


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>56</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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