



Gowland  
White

## Weardale Place, Grangefield, Stockton-On-Tees, TS18 4LR

This beautifully presented and extended period semi detached home offers generous living space and a superb south facing rear garden. Located in the popular Grangefield area, the property is ideally positioned for families and professionals, with convenient access to local schools, Stockton Sixth Form College, and Sainsbury's supermarket.

Stepping inside, you are welcomed by a useful porch and an inviting entrance hall that leads through to the main living areas. The cosy lounge with bay window and gas fireplace provides an excellent space to relax, while the impressive, larger than average dining room features French doors opening directly onto the garden perfect for entertaining or enjoying the warmer months. The kitchen includes an integrated oven and hob and a charming Belfast sink.

To the first floor, the landing serves a recently renovated modern family bathroom with shower over bath, along with three well proportioned bedrooms. The smallest bedroom benefits from a fitted desk and shelving, making it an ideal study or home office. A further staircase leads to a versatile loft room complete with eaves storage, Velux windows and heating, offering valuable additional space for hobbies, storage, or occasional use.

Externally, the property benefits from a driveway for up to three vehicles and single garage, as well as owned solar panels for improved energy efficiency. The rear garden is a real standout feature: south facing, generously sized, and attractively arranged with a lawn and several seating areas, creating an ideal outdoor space. The timber shed is included in the sale.

Internal viewing is highly recommended to fully appreciate all that this home has to offer.

£275,000





PORCH

HALL

LOUNGE  
14'8" x 13'1" (4.47m x 3.99m)

DINING ROOM  
19'2" x 12'3" (5.84m x 3.73m)

KITCHEN  
16'10" x 5'2" (5.13m x 1.57m)

LANDING

BEDROOM ONE  
12'3" x 11'2" (3.73m x 3.40m)

BEDROOM TWO  
11'10" x 9'9" (3.61m x 2.97m)

BEDROOM THREE  
8'7" x 7'11" (2.62m x 2.41m)

BATHROOM  
6' x 5'6" (1.83m x 1.70m)

LOFT ROOM  
18'5" x 14'11" (5.61m x 4.55m)

AML PROCEDURE  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







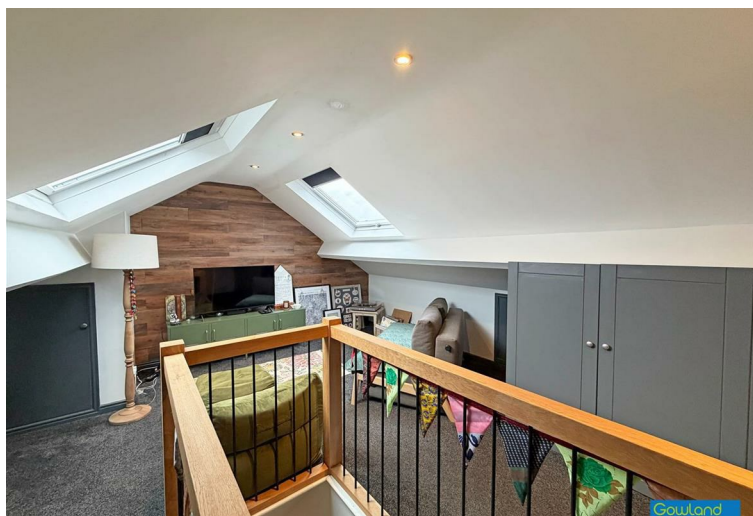
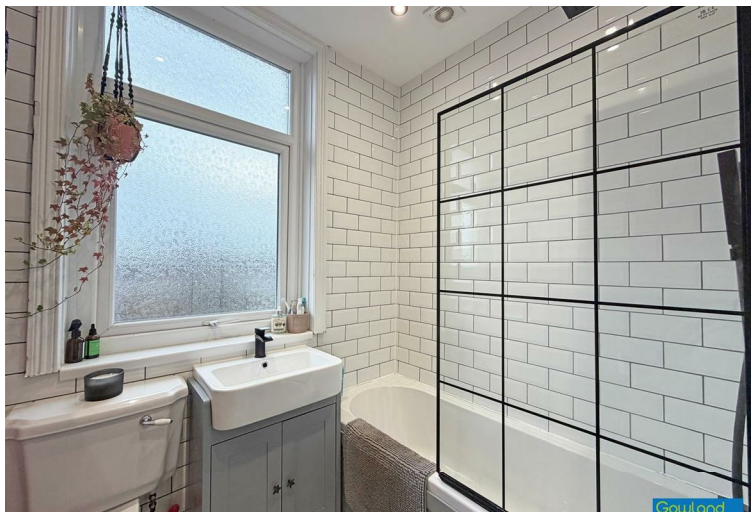


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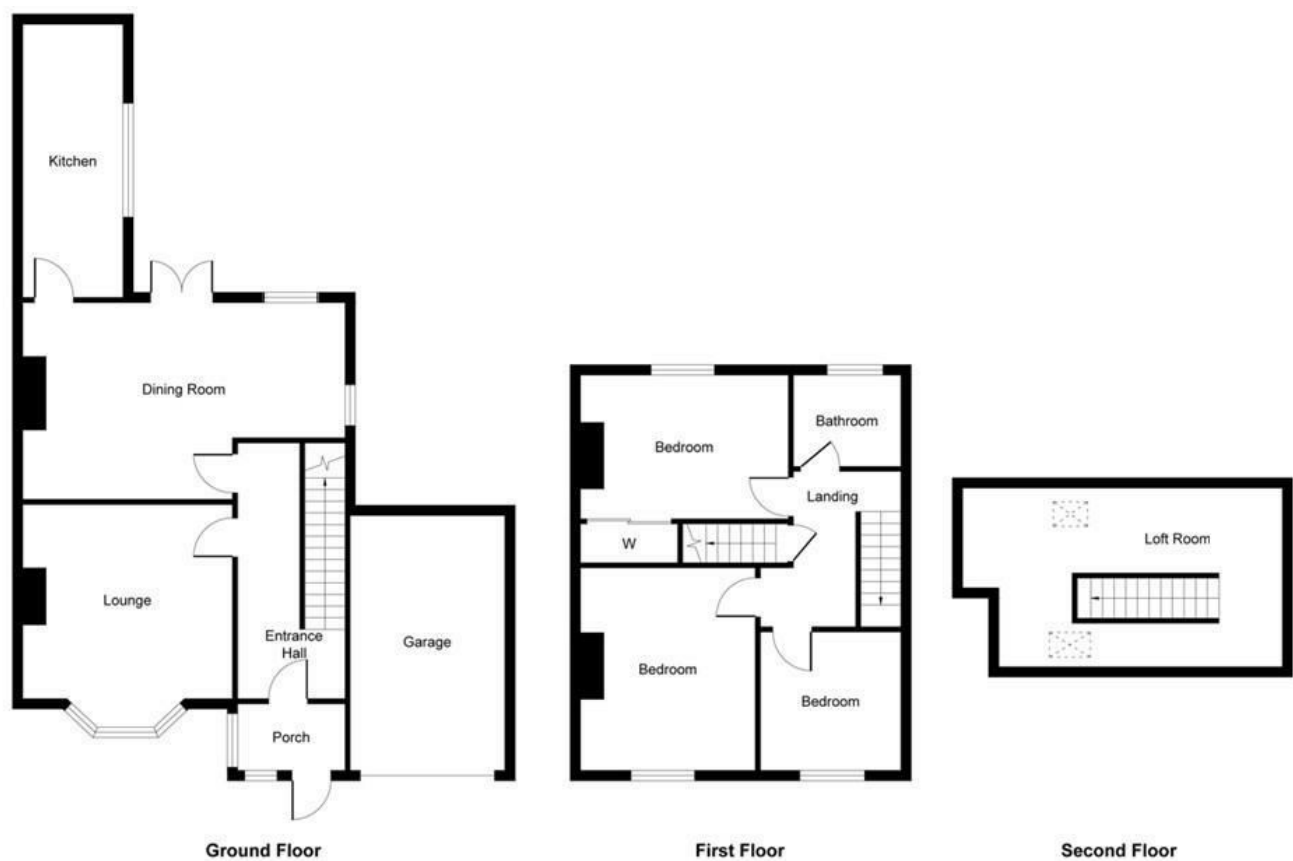


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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

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