



33 Grange Avenue

Grangefield, Stockton-On-Tees, TS18 4PT

Offers in excess of £150,000



NEW ROOF WITH 15 YEAR WARRANTY! Nicely Positioned In The Charming Grangefield Area Of Stockton-On-Tees, This Original Three Bedroom (Now Two Bedroom) Family Home On Grange Avenue Is Certain To Impress.

What Sets This Home Apart Is The Double-Storey Extension At The Rear, Creating Additional Living Space That Is Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. The Two Reception Rooms Have Been Cleverly Opened Up To Form A Large Lounge/Diner, Providing A Versatile Area That Can Be Tailored To Suit Your Lifestyle.

Step Inside And Be Greeted By The Inviting Warmth Of The Feature Log Burning Stove, Nestled Within Charming Alcoves That Add Character To The Space. The Recently Re-Fitted Tiled Bathroom Exudes A Contemporary Feel With Its Sleek White Suite, Offering A Tranquil Retreat For Unwinding After A Long Day.



Location

Attractively Positioned Within Walking Distance To Many Local Amenities & Reputable Schools. Grange Avenue Can Be Accessed Via Oxbridge Avenue Or Grays Road.

Whitehouse Primary School - 14 Minute Walk
St Bede's Catholic Academy - 12 Minute Walk
Grangefield Academy - 12 Minute Walk
Our Lady & St Bede School - 11 Minute Walk
Sainsburys Supermarket - 6 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway

Entrance Leads To The Lounge, Dining Room & Staircase To First Floor.

Lounge

Feature Log Burning Stove, uPVC Double Glazed Window & Bay Window, Radiator, Opening Through To The Dining Room.

Dining Room

Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Windows x2, Door Leading To The Garden.

First Floor Landing

Access To Bedrooms, Bathroom & Study Space.

Bedroom One

uPVC Double Glazed Windows x2, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Three Piece Suite Comprising; Vanity Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space

Boarded With Pull Down Ladder.

Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold

Local Authority: Stockton Borough Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Council Tax Band: C

Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of

Flooding Issues In The Last 5 Years: None

Accessibility: Two Storey Dwelling. No Accessibility Modifications

Cladding: None

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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Area Map



Floor Plans



Energy Efficiency Graph

