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# 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.

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

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

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.

uPVC Double Glazed Windows x2, Radiator.

### **Bedroom Two**

uPVC Double Glazed Window, Radiator.

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

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

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.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

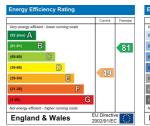
## Area Map

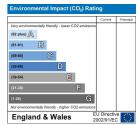


# Floor Plans



# **Energy Efficiency Graph**





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