



21 Kendal Road

Grangefield, Stockton-On-Tees, TS18 4PU

Offers over £180,000



WATCH THE VIDEO! For Sale With The Advantage Of No Onward Chain! This Charming Semi-Detached House Is A Delightful Family Home Waiting To Be Discovered. Boasting Two Inviting Reception Rooms, Three Cosy Bedrooms, And A Modern White Kitchen Complete With Built-In Oven, Hob, And Extractor Hood, This Property Offers A Comfortable And Stylish Living Space For You To Call Home.

One Of The Highlights Of This Property Is Its Stunning Private Garden, Featuring A Paved Patio Area Perfect For Al Fresco Dining Or Simply Unwinding In The Fresh Air. The Single Attached Garage Not Only Provides Convenient Storage Space But Also Presents An Exciting Opportunity For Conversion, Subject To The Necessary Planning Permissions. Additionally, The Block-Paved Driveway To The Front Offers Off-Road Parking, Ensuring Your Vehicles Are Always Secure.

With A White Bathroom Suite And A Separate W.C., This Home Is Not Only Aesthetically Pleasing But Also Practical For Everyday Living. Situated In A Popular Location, This Property Is Ready For You To Move Straight Into And Start Creating New Memories.



Location

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

Composite Entrance Door, Leads To Lounge, Dining Room, Kitchen, Storage Cupboard & Staircase To First Floor, Radiator.

Lounge

Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

Dining Room

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 Window & Door To Rear.

First Floor Landing

uPVC Double Glazed Window, Open Spindle Balustrade, Access To Bedrooms & Bathroom.

Bedroom One

Fitted Wardrobes, uPVC Double Glazed Bay Window, Radiator.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, uPVC Double Glazed Window, Radiator.

W.C

Fitted With A White Vanity W.C & uPVC Double Glazed Window.

Garage

Up & Over Door, Power Supply.

Loft Space

Insulated.

Energy Efficiency Rating - D

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.

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.

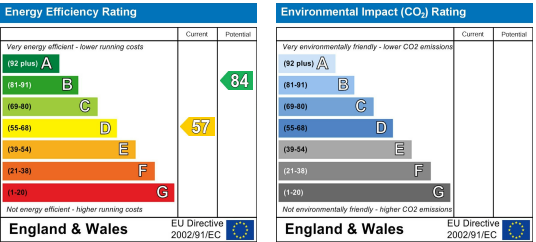
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.