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# 37 Grangefield Road

(Near Oxbridge Avenue), Stockton-On-Tees, TS18 4LB

# Offers in excess of £200,000









No Onward Chain & Vacant Possession - Appealing To A Variety Of Buyers & Nestled Near The Oxbridge Avenue End Of Grangefield Road & Backing Onto Spennithorne West Allotments & Stockton Cricket/Croquet/Rugby Club, This Delightful Semi-Detached Bungalow Offers A Perfect Blend Of Comfort And Potential. With Two Generously Sized Bedrooms And A Well-Appointed Bathroom, This Property Is Ideal For Those Seeking A Single-Storey Living Experience.



#### **Full Description**

The Spacious Rear Reception Room Welcomes You With An Abundance Of Natural Light, Creating A Warm And Inviting Atmosphere. The Bungalow Boasts A Single-Storey Extension, Enhancing The Living Space And Providing Versatility For Your Lifestyle Needs. The Large Boarded Loft Presents An Exciting Opportunity For Conversion (Subject To Planning Permission), Allowing You To Create Additional Living Space Or A Home Office, Tailored To Your Preferences.

One Of The Standout Features Of This Property Is The Beautiful South-Facing Garden, Which Is Not Overlooked, Ensuring A Private Oasis For Relaxation And Outdoor Entertaining. The Garden Is Perfect For Gardening Enthusiasts Or Those Who Simply Wish To Enjoy The Sunshine In A Tranquil Setting.

Additionally, The Generous Block-Paved Driveway Offers Ample Parking For Multiple Vehicles, A Valuable Asset In This Desirable Area.

This Bungalow Is Not Just A Home; It Is A Canvas For Your Future Aspirations. With Its Spacious Layout, Potential For Expansion, And Lovely Outdoor Space, It Is An Opportunity Not To Be Missed.

#### Location

Backing Onto Spennithorne West Allotments & Stockton Cricket Club. Within Walking Distance To Many Local Amenities & Transport Routes.

Stockton Cricket Club - 2 Minute Walk
Grangefield News Shop & Bus Stop (Number 13) 1-2 minute Walk
The Grangefield Academy - 8 Minute Walk
Our Lady & St Bede Catholic Academy - 20 Minute Walk
Ropner Park, Cafe & Lake - 18 Minute Walk

Distance Times Estimated Using Google Maps.

#### Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us The Gas Combi Boiler Has Been Annually Serviced.

#### Disclaimer

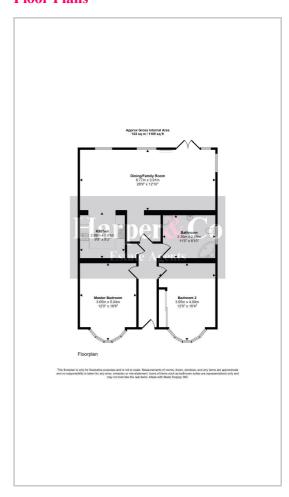
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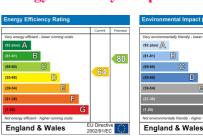
### Area Map



## Floor Plans



# **Energy Efficiency Graph**



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