



## 12 Allendale Road

Grangefield, Stockton-On-Tees, TS18 4PW

**Offers in excess of £300,000**



Two Reception Rooms Offering The Potential For A Ground Floor Fourth Bedroom. An Immaculately Presented Period Property, Sympathetically And Expertly Refurbished Retaining Many Original Features. With A Stunning West Facing Rear Garden Of Approximately 180ft, This Property Is Certain To Impress. Notable Features Include: Original Doors, Decorative Coving & Picture Rails, Cast Iron Fires, Restored Porch & Bay Window, Skilfully Re-Designed Kitchen & Bathroom Plus Much More...

Externally, Included Within The Sale Are Timber Sheds, Chicken/Duck Coups & Runs, Vegetable Patch, Polly Tunnel, Fire Pit & Summerhouse/Bar.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



### Location

Allendale Road Can Be Accessed Via Grange Avenue Or Bishopton 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.

### Accommodation Comprises;

#### Entrance Porch

Timber Frame & Door With Leaded Colour Glass, Original Front Door Leading To The Hallway.

#### Hallway

Doors Leading To Both Reception Rooms, Dining Area, Kitchen, Original Open Spindle Staircase To The First Floor.

#### Living Room

15'5" x 12'5" (4.70m x 3.78m)  
Period Fire Surround With Living Flame Fire. Ceiling Rose, Original Picture Rail, Coving, Cast-Iron Radiators, Bay Window Which Has Been Fully Restored With Double Glazed Units And New Timber, Felt And Lead Flashing.

#### Reception Room/Bedroom Four

15'1" x 12'5" (4.60m x 3.78m)  
Timber And Slate Fire Surround With Living Flame Fire, Ceiling Rose, Original Coving, Original Picture Rail, Cast-Iron Radiators, Double-Glazed Full Height Bay Window, Double Glazed Door Leading Onto The Patio Area And Overlooking The Garden.

#### Kitchen

10'0" x 7'8" (3.05m x 2.34m)  
Fitted With Modern Grey Gloss Units, Built-In Fridge & Dishwasher, Double Oven, Hob & Extractor, Low Voltage Spotlights & Downlights, To Under Wall Cabinets. Door Leading To The Utility Room: (7' x 7'2") With Connection For Washing Machine, Base And Wall Cabinets And Single Sink And Low Voltage Spotlights. Separate Wc With Sink And Vanity Unit, Tiled Behind Sink, Low Voltage Downlight.

#### Breakfast/Dining Area

10'0" x 9'6" (3.05m x 2.9m )  
Space For Dining Table & Chairs, Understairs Storage Cupboard, uPVC Double Glazed Window, Radiator.

#### Utility Room

7'5" x 7'2" (2.26m x 2.18m)  
Plumbing For Washing Machine, Base And Wall Cabinets, Single Sink Unit, Low Voltage Spotlights Door Leading To The W.C, Half Stable Door Leading To The Garden, uPVC Double Glazed Window.

#### Ground Floor W/C

White WC With Sink And Vanity Unit, Tiled Behind Sink, Low Voltage Downlight.

#### First Floor Landing

Staircase Leading To First Floor, Access To Bedrooms & Bathroom, uPVC Double Glazed Windows, Radiator.

#### Bedroom One

12'5" x 11'9" (3.78m x 3.58m)  
uPVC Double Glazed Window, Cast Iron Fireplace, Radiator.

#### Bedroom Two

6'6": 13'1" x 11'9" max (2: 4m x 3.6m max )  
Built In Cupboards, uPVC Double Glazed Window, Radiator.

#### Bedroom Three

8'4" x 7'1" (2.55m x 2.16m)  
Built In Units, Access To Loft, uPVC Double Glazed Window, Radiator.

#### Family Bathroom

8'11" x 6'6" (2.74m x 2m)  
Partly Tiled With Free Standing Roll Top Bath, W.C With High Level Cistern, Victorian Style Wash Basin, Shower Cubicle With Extractor Fan, Large Storage Space With Slatted Shelves For Towels & Linen And Pull-Out Basket., uPVC Double Glazed Window, Radiator.

#### Loft Space

Partially Boarded, Power.

#### Externally

The Driveway Provides Off-Road Parking. The Front Garden Is Walled, Laid To Lawn Along With Plants Shrubs & Trees. The Rear Garden Is Mainly Laid To Lawn Along With Patio, Decking, Chicken/Duck Coups & Run, Vegetable Patch, Polly Tunnel, Summerhouse, Fire Pit, Apple & Pear Trees, Raised Plant Beds, Borders & Shrubs.

#### Summerhouse/Bar

Timber Structure, Bar Area, Seating Area.

#### Detached Garage

Up & Over Door, Power, Side Access Door From The Garden.

#### Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

#### Council Tax Band: D

Council Tax Estimate £2,138

#### Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

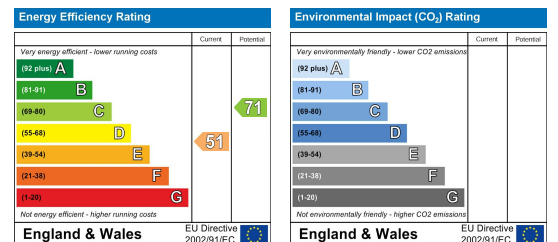
## Area Map



## Floor Plans



## Energy Efficiency Graph



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