



Grays Road, Grangefield Stockton-On-Tees TS18 4LL

welcome to

Grays Road, Grangefield Stockton-On-Tees

Spacious 3-bed extended semi with off-street parking, garage, large front garden & step-down rear garden. Ground floor: lounge, dining room, kitchen & WC. Upstairs: 3 bedrooms, master with dressing area & en suite, plus family bathroom.

Entrance Hall

UPVC door to front

Lounge

13' 1" x 12' (3.99m x 3.66m)

Bay window to front, radiator, multi-fuel stove

Dining Room

12' 11" x 12' 4" (3.94m x 3.76m)

Fireplace with sandstone surround, double glazed Crittall doors to rear garden, radiator, understairs cupboard

Kitchen

20' x 12' 4" (6.10m x 3.76m)

Range of wall and base units with quartz working surfaces, breakfast bar, island, radiator, integrated dishwasher, Crittall door to rear garden

Downstairs Wc/Utility

Low level WC, sink, window to side, washing machine, dryer, Baxi boiler

Landing

Window to rear

Bedroom 1

11' 1" x 10' 9" (3.38m x 3.28m)

Radiator, fitted wardrobe, access to dressing area and en suite

Dressing Area

6' 10" x 5' 10" (2.08m x 1.78m)

Window to side

En Suite

Low level WC, wash hand basin, walk-in shower, spotlights, extractor fan, chrome towel rail

Bedroom 2

12' 11" x 8' (3.94m x 2.44m)

Window to rear, radiator, storage cupboard

Bedroom 3

13' 9" x 8' 11" (4.19m x 2.72m)

Window to rear, radiator, fitted wardrobe

Bathroom

Low level WC, wash hand basin, bath, towel rail, tiled splash back, window to front

Front Garden

Laid to lawn, flower beds, gate to side

Rear Garden

Patio area, step down to laid to lawn area, trees, shed

Garage

Single garage, up and over door, electricity, lighting, door to side





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Grays Road, Grangefield Stockton-On-Tees

- GARAGE
- SPACIOUS PRIVATE FRONT AND REAR GARDENS
- OFF-STREET PARKING
- MASTER BEDROOM WITH DRESSING AREA AND EN SUITE
- SEMI-DETACHED

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£265,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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