



WOW what a garden !!!!! This spacious mature home has so much to offer. The property is a three bedroom semi detached house which has been extended and would be ideal for a growing family. Lealholme Grove comprises of a warm, homely entrance hallway, kitchen, lounge to the front of the property and sitting room/dining area to the rear which over looks the beautiful highly maintained garden. The upper floor has three bedrooms and a good size wet room. Externally this house has a garage, ample parking/driveway to the front and the peaceful tranquil rear garden is a split level over three tiers leading down to the stream. Location: Set in an excellent location, shops, schools and local amenities are close by. Call Smith & Friends to arrange a viewing.

**Lealholme Grove, Stockton-On-  
Tees, TS19 7AS**  
**3 Bed - House - Semi-Detached**  
**£190,000**  
**EPC Rating: D**  
**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Lealholme Grove, Stockton-On-Tees, TS19 7AS



## ENTRANCE HALL

14'8 x 5'10 (4.47m x 1.78m)

Single glazed door to front aspect, radiator, carpet flooring and under stairs cupboard.

## LOUNGE

13'6 x 11'4 (4.11m x 3.45m)

Double glazed bay window to front aspect, radiator, carpet flooring, fire and surround, coved ceiling and wall light.

## DINING ROOM

12'11 x 10'3 (3.94m x 3.12m)

Carpet, patio doors to rear, fire and surround, coved ceiling and radiator.

## KITCHEN

9'6 x 10' (2.90m x 3.05m)

Double glazed window to rear aspect, part tiled, tiled flooring, wall and base units, electric hob with built-in oven and extractor fan.

## UTILITY

9'11 x 4'9 (3.02m x 1.45m)

Tiled flooring, single glazed side windows and double glazed door to rear.

## LANDING

7'11 x 3'11 (2.41m x 1.19m)

Carpet flooring, double glazed window to side aspect and wall lights.

## BEDROOM 1

8' x 15'8 (2.44m x 4.78m)

Double glazed bay window to front aspect, carpet flooring and radiator.

## BEDROOM 2

14'5 x 11'3 (4.39m x 3.43m)

Two double glazed windows to front aspect, double glazed window to rear aspect, carpet flooring and radiator.

## BEDROOM 3

11'11 x 11'5 (3.63m x 3.48m)

Double glazed window to rear aspect, carpet flooring, radiator and fitted wardrobes.

## WET ROOM

8'4 x 7'1 (2.54m x 2.16m)

Walk-in shower, WC, wash hand basin, tiled flooring, loft access, storage cupboards, radiator and double glazed window to side aspect.

## OUTSIDE

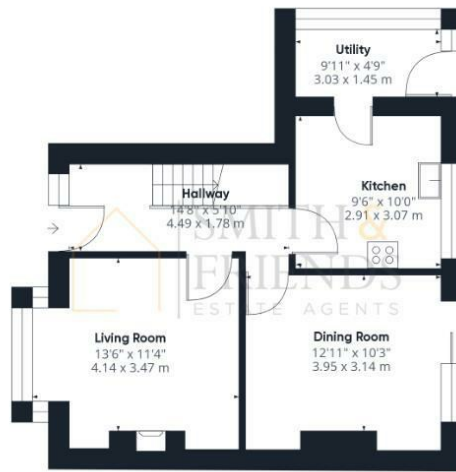
To the front there is a paved driveway providing off street parking in addition to a low level wall.



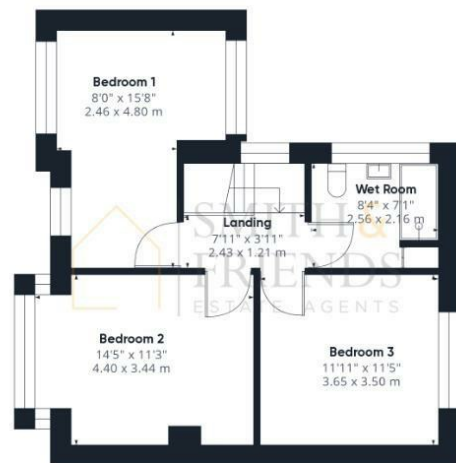
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# Lealholme Grove, Stockton-On-Tees, TS19 7AS



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1088.07 ft<sup>2</sup>  
 101.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			78
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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