



If you are looking a large family home close to Ropner Park then look no further !! This property has so much to offer in terms of a forever home. The property is in need of some updating and some TLC and is spread over three floors. The ground floor comprises of a entrance hallway, two reception rooms, a spacious kitchen and walk in pantry. The first upper level has four bedrooms and a family bathroom. The property throughout has original fireplaces and some original features throughout. The bedrooms to the front is the Jack & Jill style and the top level consists of a further spacious bedroom. Externally: Garage, excellent driveway for ample parking, outhouse and enclosed rear garden. Location: Ropner Park is on your doorstep being located to the end of Richmond Road, shops and local amenities are not too far away. The square footage and location on this property is excellent.

**Richmond Road, Stockton-On-Tees, TS18**

**4DT**

**5 Bed - House - Semi-Detached**

**£250,000**

**EPC Rating: E**

**Council Tax Band: C**



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**Richmond Road, Stockton-On-Tees, TS18 4DT**



**ENTRANCE**

**22'3 x 5'10 (6.78m x 1.78m)**

Via front door with radiator, coved ceiling and cupboard.

**LIVING ROOM**

**16'5 x 14'1 (5.00m x 4.29m)**

Double glazed bay window, two radiators, carpet, fire and surround.



**DINING ROOM**

**16'2 x 12'5 (4.93m x 3.78m)**

Square window to rear, radiator, original fire and surround.

**LOBBY**

Access to kitchen.



**KITCHEN**

**18'5 x 10'5 (5.61m x 3.18m)**

Radiator, boiler, extractor fan, stainless steel sink and drainer, wall and base units, two double glazed windows to side aspect, double glazed door to rear, part tiling and two built-in storage cupboards.

**PANTRY**

**10'3 x 4'6 (3.12m x 1.37m)**

Single glazed window to side aspect.



**OUTHOUSE**

**17'6 x 6'2 (5.33m x 1.88m)**

Two storage outhouses with single glazed window to side aspect, door to side aspect and internal window.

**FIRST FLOOR LANDING**

**9'10 x 5'11 (3.00m x 1.80m)**

Split level landing with radiator and cupboard.

**BEDROOM 1**

**13'10 x 12'5 (4.22m x 3.78m)**

Double glazed window to side aspect, built-in cupboard, radiator,



**BATHROOM**

**7'10 x 6'5 (2.39m x 1.96m)**

Radiator, WC, bath, shower and wash hand basin.

**CUPBOARD/STORAGE ROOM**

Double glazed window to side aspect.

**BEDROOM 2**

**12'3 x 12'5 (3.73m x 3.78m)**

Open fire and surround, radiator, storage and double glazed window to rear aspect.



**BEDROOM 3**

**9'10 x 10'3 (3.00m x 3.12m)**

Two double glazed windows to front aspect, radiator and built-in wardrobe.

**BEDROOM 4**

**9'5 x 5'10 (2.87m x 1.78m)**

Double glazed window to front aspect and radiator.

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## SECOND FLOOR LANDING

7'9 x 4'11 (2.36m x 1.50m)

Carpet and storage.

## BEDROOM 5

11'10 x 13'4 (3.61m x 4.06m)

Radiator, double glazed window to side aspect and internal single glazed window.

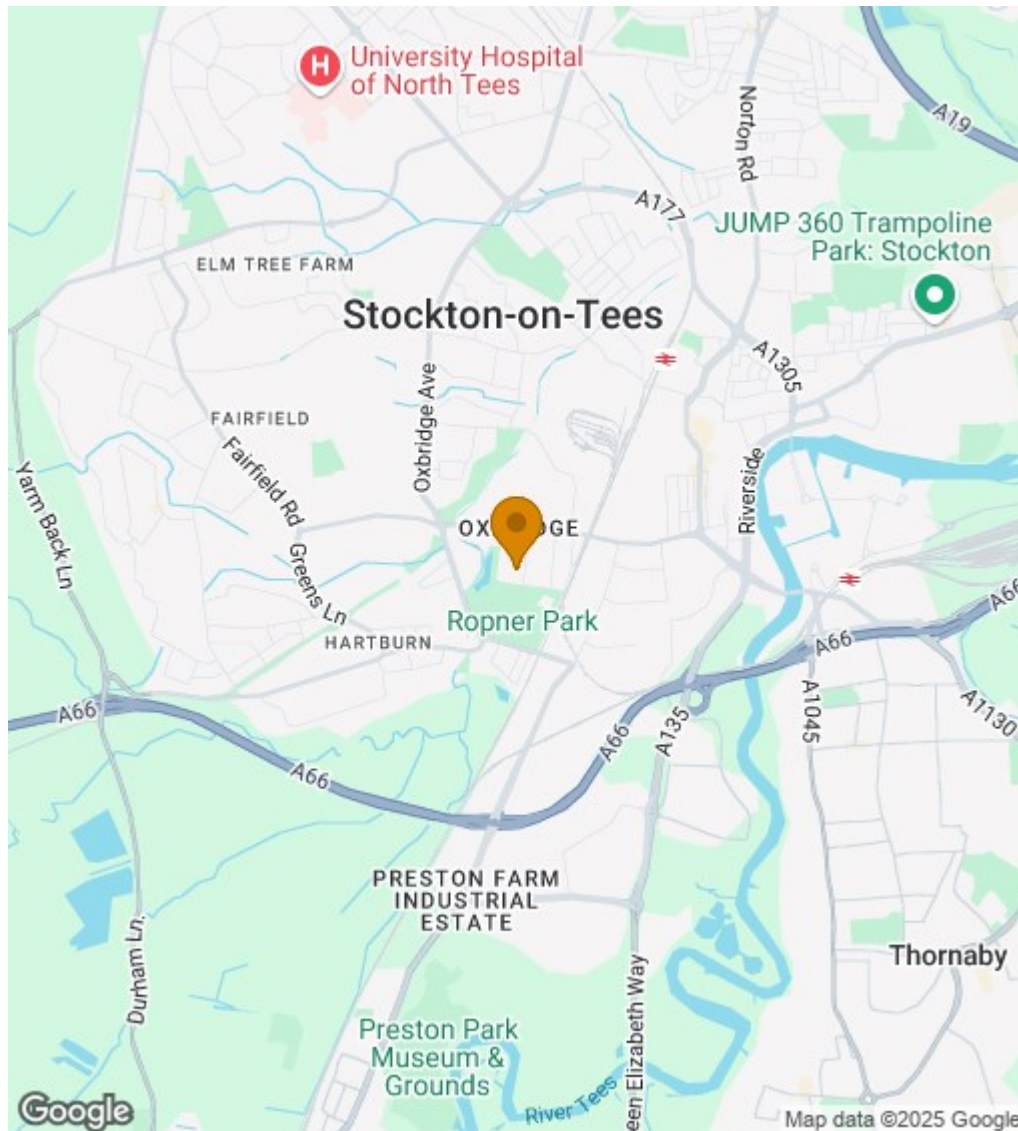
## STORAGE ROOM

3'8 x 5' (1.12m x 1.52m)

Internal single glazed window.

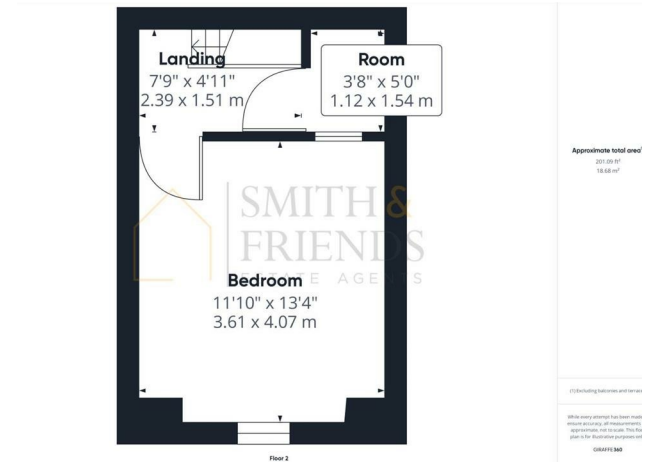
## EXTERNALLY

To the front is a garden which is lawned to border and stocked with various trees and shrubs. In addition is a garage providing off street parking. To the rear is a low maintenance garden with outhouse.

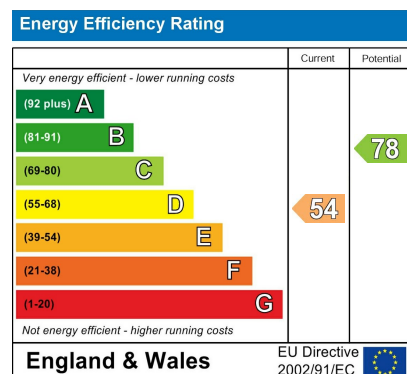




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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