



This charming family home located in a fantastic location has come to the market ready to move straight into. The property has so much to offer comprising of an entrance hallway, two reception rooms, kitchen and dining room on the ground floor. The upper level offers three bedrooms with the master bedroom benefiting of fitted robes/walk in robe, a family bathroom with his/her wash basins and a loft room. Externally the property has excellent kerb appeal and offers an outstanding larger than average rear garden as well as a double length garage which would be an ideal for a growing family.

Grosvenor Road, Stockton-On-Tees, TS19 7AF

3 Bedroom - House - Semi-Detached

£340,000

EPC Rating:

Tenure: Freehold

Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Grosvenor Road, Stockton-On-Tees, TS19 7AF



ENTRANCE HALLWAY

uPVC side door, laminate flooring, double glazed window to front aspect, full length wall radiator and stairs to upper level.

LOUNGE

Double glazed window to front aspect, carpet flooring, double glazed double doors to rear aspect, coved ceiling, insert electric wall fire, two double glazed windows to side aspect, two full length wall radiators.

DINING ROOM

Radiator, spot lights, carpet flooring and storage cupboard.

PLAY ROOM

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

KITCHEN

Open plan with dining room. double glazed window to rear aspect, uPVC door to side aspect, gas hob with double oven, spot lights, coved ceiling and archway into dining room.

LANDING

Carpet flooring and stairs to loft room.

BEDROOM

Double glazed window to front aspect, carpet, fitted walk-in wardrobes, fitted dressing table and spot lights.

BEDROOM

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

BEDROOM

Double glazed window to rear aspect, carpet, radiator and double glazed window to side aspect.

LOFT ROOM/BEDROOM

Two double glazed skylight windows to rear aspect, double glazed skylight window to side aspect, spot lights, carpet flooring and storage cupboards.

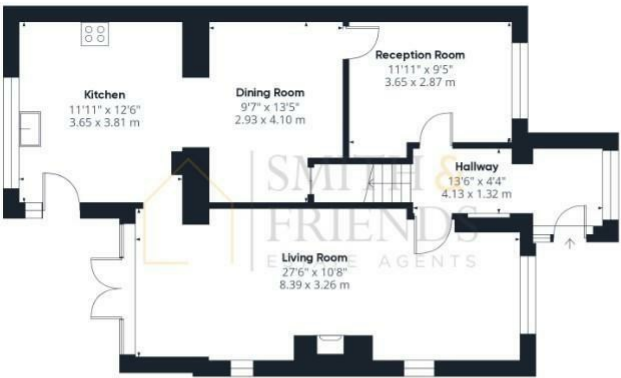
BATHROOM

Double glazed window to rear aspect, free standing bath, walk-in shower, vanity WC, 'his n hers' wash hand basins. full length heated towel rail, part tiling and spot lights.



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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1750.32 ft²
162.61 m²

Reduced headroom
223.56 ft²
20.77 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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. We 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

