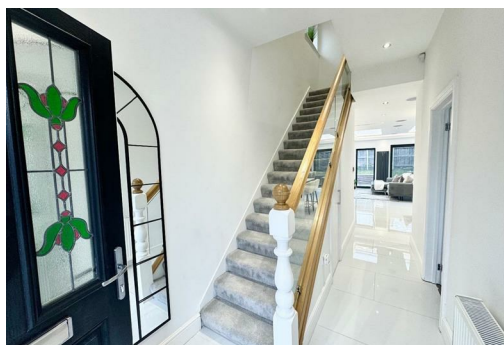




No expense spared!!!! This beautifully presented three bedroom property has come to the market with no work required. The property is ready to move straight into after being fully renovated throughout. This perfect family home has been updated to a high specification. Comprising of an entrance hallway with glass/oak staircase, lounge, utility room, cloakroom and an outstanding open plan kitchen/dining room with bi-folding doors on the ground floor. The upper level offers three bedrooms and a modern bathroom. External: Enclosed rear garden mainly laid to lawn, patio seating area and access to the garage. To the front of the property there is a double driveway and steps leading up to the entrance. Location: Grange Avenue is situated in a desirable location being close to shops, schools, Norton High Street and local amenities. Please call Smith & Friends 01642 607555 to arrange a viewing.

Grange Avenue, Stockton-On-Tees, TS18 4LU

3 Bedroom - House - Semi-Detached

Chain Free £250,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



Grange Avenue, Stockton-On-Tees, TS18 4LU



ENTRANCE HALLWAY

LOUNGE

13'6 x 15'5 (4.11m x 4.70m)

Double glazed bay window to front aspect, radiator, inserted wall fire, coved ceiling, spot lights and laminate flooring.

KITCHEN/DINER

23' x 19'7 (7.01m x 5.97m)

Kitchen island, tiled flooring, storage cupboard, spot lights and speakers.

UTILITY

Tiled flooring and wall units.

CLOAKROOM

WC, wash hand basin, heated towel rail, tiled flooring and double glazed window to rear aspect.

LANDING

Loft access, carpet, spot lights and double glazed window to side aspect.

BEDROOM

12'3 x 13'4 (3.73m x 4.06m)

Double glazed window to rear aspect, carpet flooring and spot lights.

BEDROOM

11'4 x 12'4 (3.45m x 3.76m)

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

BEDROOM

7'7 x 7'10 (2.31m x 2.39m)

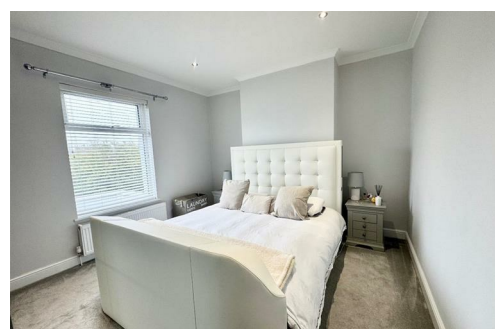
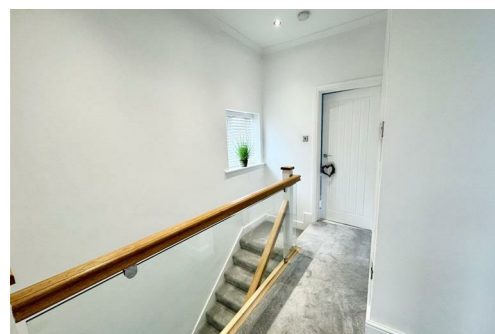
Double glazed window to front aspect, carpet and coved ceiling.

BATHROOM

6'8 x 5'8 (2.03m x 1.73m)

Fully tiled bathroom with double glazed window to rear aspect, bath, shower, wash hand basin, WC, tiled flooring and spot lights.

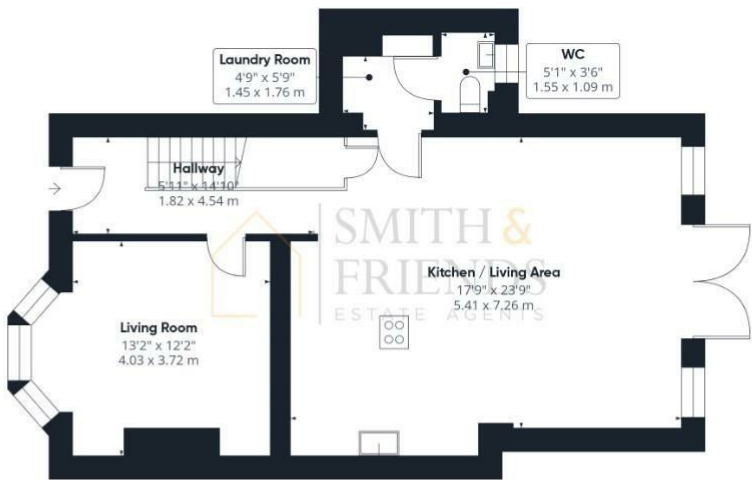
EXTERNAL



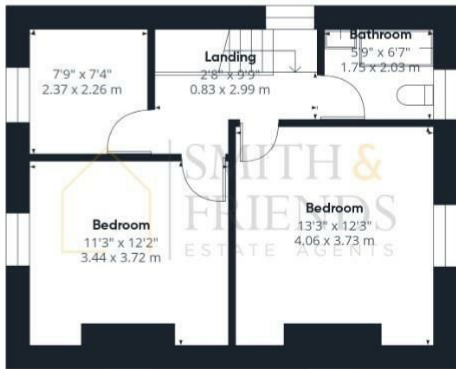
Grange Avenue, Stockton-On-Tees, TS18 4LU



Grange Avenue, Stockton-On-Tees, TS18 4LU



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1176 ft²
109.3 m²

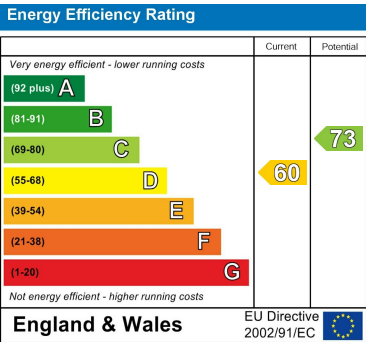
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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.



21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

