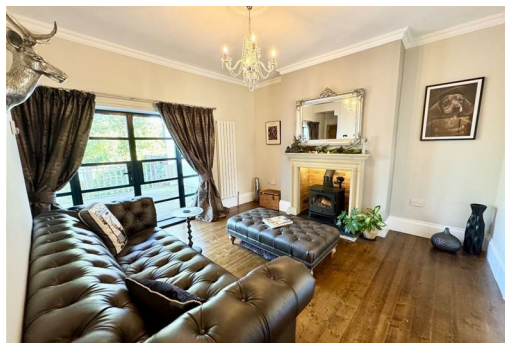




Situated in the highly regarded and well-connected Grangefield area—often considered one of Stockton's best-kept secrets—this characterful three-bedroom period property offers generous living space, timeless features, and excellent access to Stockton, Middlesbrough, Darlington, and Durham.

Inside, the home has been thoughtfully maintained and is finished to an exceptional standard throughout. Natural light floods every room, highlighting both the charming period elements and the modern touches. At the heart of the home is a cosy lounge featuring a stunning inglenook fireplace with a multi fuel stove—perfect for colder evenings.

The layout includes an inviting entrance vestibule, spacious hallway, elegant dining room, and a well-equipped breakfast kitchen with ample space for family meals. A utility/WC is also conveniently located on the ground floor.

Upstairs, you'll find three generously sized double bedrooms. The master suite benefits from a private en-suite shower room and a dedicated dressing room, adding a luxurious touch. A stylish and modern family bathroom serves the remaining bedrooms.

Externally, the property is set on a generous and beautifully landscaped garden plot. The outdoor space is mature, private, and perfect for both relaxation and entertaining. Additional benefits include off-street parking and a detached garage.

Within easy walking distance of local schools, colleges, shops, and Stockton Cricket Club, this home is ideal for families seeking comfort, style, and convenience in equal measure.

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

3 Bedroom - House - Semi-Detached

Offers In Excess Of £260,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



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ENTRANCE HALLWAY

Front glazed entrance door, radiator, stairs to upper level.

LOUNGE

13'1" x 12'0" (4m x 3.66m)

Original floorboards, double glazed crittall doors leading onto decking, wall radiator, log burner, coved ceiling, storage cupboard

SECOND RECEPTION ROOM

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

Double glazed bay window to front aspect, fire surround, radiator, internal doors.

KITCHEN

20'0" x 13'9" (6.1m x 4.2m)

Kitchen island, integrated dishwasher, built-in double oven and grill, two wall radiators

UTILITY

Double glazed window to side aspect, radiator, sink, wall and base units, WC, Baxi boiler

LANDING

Double glazed window to rear aspect, radiator, crittall doors opening out onto decking

BEDROOM ONE

11'1" x 10'9" (3.4m x 3.28m)

Double glazed window to front aspect, fitted wardrobes, double glazed window to side aspect, carpet, radiator, loft access.

EN SUITE

Fully tiled, walk-in shower, wash hand basin, WC, spot lights, heated towel rail.

BEDROOM TWO

12'11" x 8'0" (3.96m x 2.44m)

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

BEDROOM THREE

13'9" x 8'11" (4.2m x 2.74m)

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

BATHROOM

14'1" x 8'11" (4.3m x 2.74m)

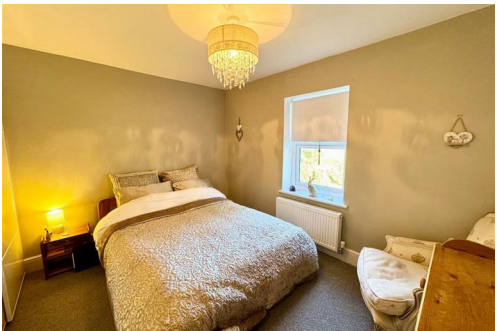
Bath, wash hand basin, WC, roll top radiator, spot lights, partly tiled, double glazed window to front aspect.

EXTERNAL

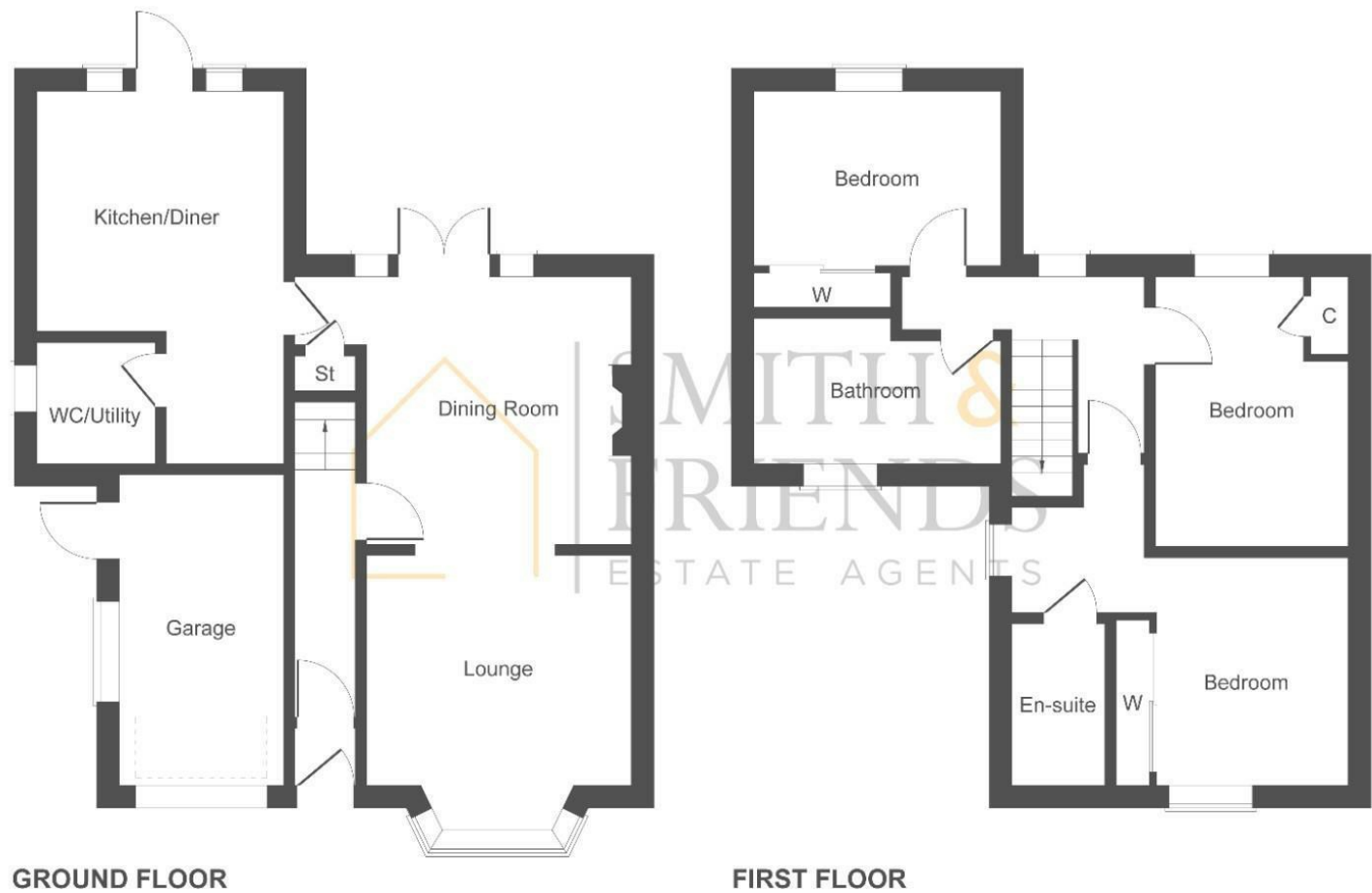
Sectioned private rear garden with high raised decking and seating area. Driveway leading to single garage with electric and lighting.



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



Grays Road



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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			85
(81-91) B			
(69-80) C		72	
(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	

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

www.smith-and-friends.co.uk



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