



Beautifully Renovated and Extended Four-Bedroom Family Home

This stunning four-bedroom family home has been thoughtfully renovated and extended to an exceptional standard, creating a stylish and versatile property that is ready to move straight into. Offered to the market with no forward chain, the property provides generous living accommodation throughout, making it an excellent choice for families seeking a modern home in a sought-after location.

The ground floor begins with a welcoming entrance, leading into a cosy lounge positioned to the front of the property. To the rear is an impressive open-plan living space, incorporating a contemporary fitted kitchen, dining area, family living space and separate snug. This superb room provides the perfect setting for both everyday family life and entertaining, with bi-folding doors opening directly onto the rear garden. A useful utility room and convenient downstairs cloakroom complete the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all arranged from a spacious landing, along with a beautifully appointed modern family bathroom. The bathroom has been finished to a high standard and features a stylish freestanding bath and separate walk-in shower.

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

4 Bed - House - Semi-Detached

£300,000

EPC Rating:

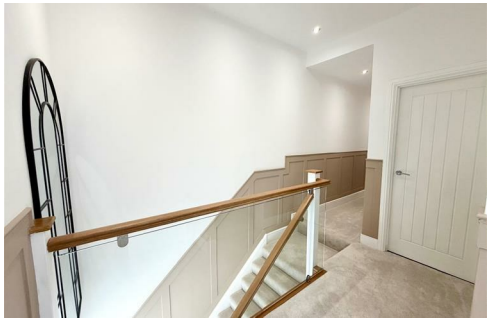
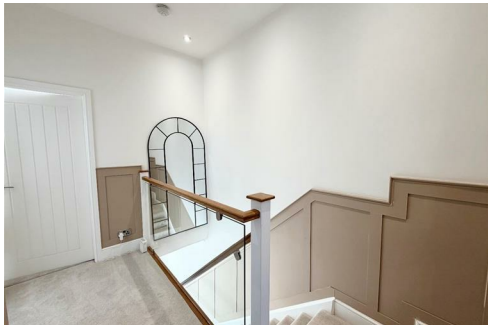
Council Tax Band:

Tenure: Freehold



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- Entrance Hallway
Tiled flooring, entrance doorway, radiator and stairs to upper
- Lounge
Double glazed window, radiator and carpet flooring.
- Kitchen
Open plan, tiled flooring and radiator.
- Diner/Snug
Tiled flooring, radiator, open plan with kitchen and bi-fold doors.
- Utility Room
tiled flooring and gas central heating boiler.
- Cloakroom
Tiled flooring, w/c, vanity wash hand basin, heated towel rail and double glazed window.
- Landing
Carpet flooring and loft access.
- Bathroom
Free standing bath, vanity wash hand basin, w/c, heated towel rail and walk in shower.
- Bedroom
Carpet flooring, radiator and double glazed window.
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Carpet flooring, radiator and double glazed window.
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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, conveyancing and removal 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		

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