STUART EDWARDS




# High Grange Farm, Stockton Road

## Easington Village SR8 3AY

- SUBSTANTIAL FOUR-BEDROOM END-TERRACED HOME
- SPACIOUS LOUNGE WITH BAY WINDOW
- SEPERATE WC, SHOWER ROOM & BATHROOM
- SOLID FUEL CENTRAL HEATING AND UPVC DOUBLE GLAZING
- EXCELLENT ROAD LINKS TO A19, PETERLEE, SEAHAM AND DURHAM
- AVAILABLE WITH NO ONWARD CHAIN
- LARGE KITCHEN/DINING ROOM WITH SOLID FUEL AGA
- ELEVATED REAR YARD AND SIDE GARDEN
- CLOSE TO LOCAL SHOPS, PARKS, PUBS AND EVERYDAY AMENITIES
- INTERNAL INSPECTION ESSENTIAL TO APPRECIATE THE SIZE

## Asking Price £237,500













## FULL DESCRIPTION

This substantial end-terraced home offers an impressive amount of living space and is available with no onward chain, making it an ideal opportunity for buyers seeking a generously sized property with excellent potential. The ground floor begins with a hallway leading to a large lounge featuring a tiled fireplace and bay window, with the added benefit of a downstairs shower room accessed directly from the lounge. The spacious kitchen/dining room provides a superb family and entertaining area, complete with a solid-fuel Aga, ample room for a dining table and a UPVC rear access door.

To the first floor, the property continues with four bedrooms, a separate WC, and a family bathroom fitted with both a bath and a separate shower cubicle. Externally, there is an elevated rear yard and a side garden, offering useful outdoor space.

The home is well positioned within Easington Village close to a range of local amenities including shops, pubs, takeaways, parks and everyday services. Families benefit from nearby schooling such as Easington Colliery Primary School, Seaham High School, and Shotton Hall Academy, all within easy reach. Transport links are excellent, with convenient access to the A19, A690 and surrounding towns including Peterlee, Seaham and Durham, making commuting straightforward.

With solid fuel central heating, UPVC double glazing, and a fantastic amount of internal space, this is a sizeable home that must be viewed to be fully appreciated. Internal inspection is essential.

## ENTRANCE HALLWAY

## LOUNGE

25'2 x 139
Coved ceiling, tiled feature fireplace, bay window, singe and double radiator and built-in storage cupboard.

## SHOWER ROOM

Close coupled wc and electric shower.

## KITCHEN/DINING ROOM
23'6' x 10'11
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Solid fuel Aga, double radiator, plumbed for automatic washing machine, laminate flooring, space for a dining table and UPVC rear entrance door.

## FIRST FLOOR LANDING

## BEDROOM
10'0 x 11'0
Radiator.

## BEDROOM
10'4 x 8'10
Radiator.

## BEDROOM
10'4 x 7'4
Radiator.

## BEDROOM
10'11 x 8'3
Radiator and Velux window.

## FAMILY BATHROOM
Pedestal wash hand basin, panel bath, corner shower cubicle with mains fed shower, tiled splashbacks, radiator and built-in airing cupboard.

## SEPERATE WC
Close coupled wc, wash hand basin and decor panelled walls.

## GARDEN

## FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

## EPC.
EPC Rating -
EPC Link -









## IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

## PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

## PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

## FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!



## FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

## THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

## THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.









**Council Tax Band: B**
**EPC Rating:**





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.