



Beautifully maintained and presented throughout, the property offers spacious and versatile accommodation that is ready to move straight into. Upon entering, you are welcomed by an inviting entrance hallway leading to a bright and comfortable lounge. There is also a separate dining room, providing flexible living space that could easily be utilised as an additional sitting room, family room, or home office to suit individual requirements.

The modern fitted kitchen is well-equipped with a range of units, offering ample storage and workspace, making it ideal for everyday living and entertaining.

To the first floor, the property boasts two generous double bedrooms, both well-proportioned and tastefully presented. Completing the accommodation is a stylish family bathroom featuring a luxurious freestanding bath and a separate walk-in shower, creating the perfect space to relax and unwind.

Externally, the property benefits from a private rear outdoor seating area within a low-maintenance courtyard-style yard, ideal for enjoying outdoor dining or entertaining guests. To the front, there is convenient on-street parking.

This delightful home combines character, comfort, and practicality in a sought-after location, making it an excellent opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Grange Road, Stockton-On-Tees, TS20 2NS

2 Bed - House - Mid Terrace

£155,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Grange Road, Stockton-On-Tees, TS20 2NS



ENTRANCE PORCH

uPVC front entrance door, covered ceiling.

LOUNGE

Double glazed bay window to front aspect, log burner, full length wall radiator, covered ceiling.

DINER

Double glazed double doors to rear aspect, covered ceiling, full length wall radiator, flooring.

KITCHEN

Tiled flooring, double glazed window to rear aspect, double glazed window to side aspect, spot lights, pantry cupboard.

LANDING

Double glazed window to side aspect, storage cupboard.

BEDROOM ONE

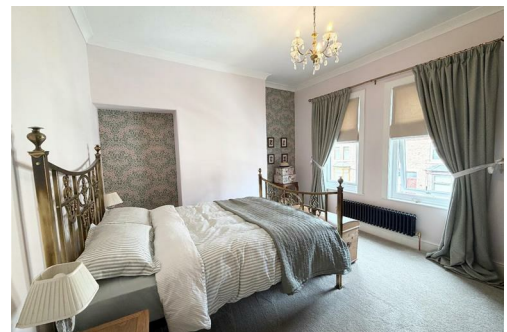
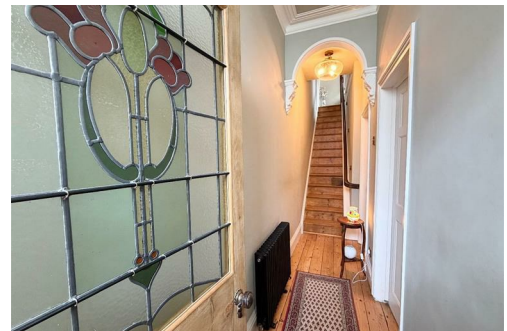
Two double glazed windows to front aspect, carpet, radiator, covered ceiling.

BEDROOM TWO

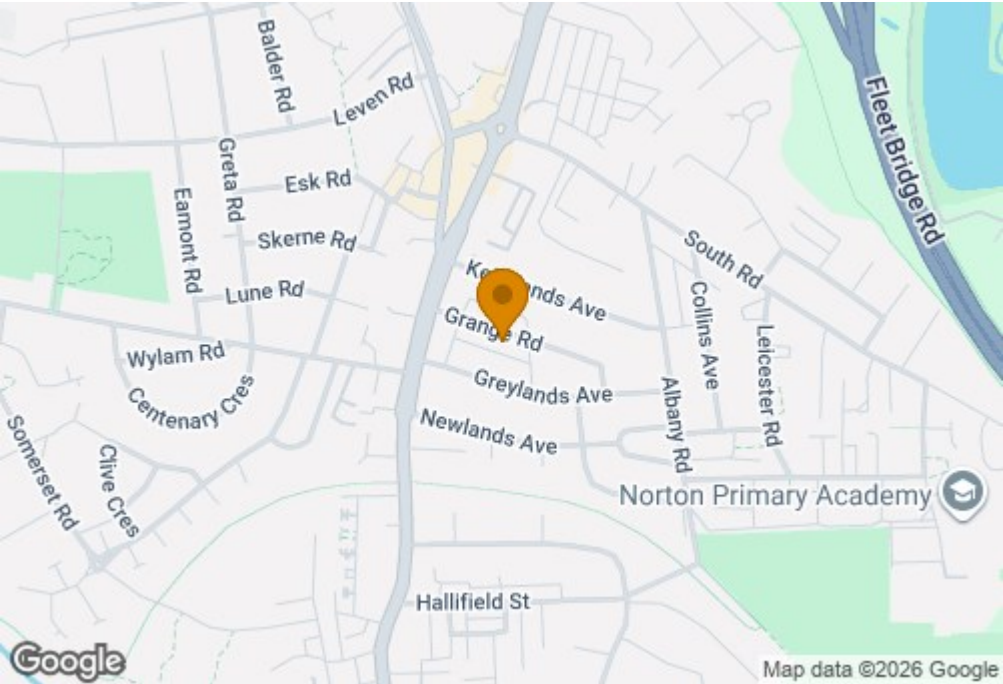
Double glazed window to rear aspect, radiator, covered ceiling.

BATHROOM

Free standing roll top bath, walk-in shower, wash hand basin, WC, partly tiled, radiator, double glazed window to rear aspect.



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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 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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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