



7 Aysgarth Road, Stockton-On-Tees
£195,550





7 Aysgarth Road

Stockton-On-Tees

A stylish three-bedroom semi with spacious open-plan living/dining, versatile loft room, modern bathroom, low-maintenance garden, driveway and garage. A lovely home designed for easy family living.

- Attractive Three-Bedroom Semi-Detached Family Home
- Spacious Open-Plan Living and Dining Accommodation
- Welcoming Lounge with Feature Fireplace
- Three Bedrooms with Fitted Storage to Principal Bedroom
- Modern Family Bathroom with Shower Over Bath
- Versatile Additional Loft Area with Rooflight
- Low-Maintenance Rear Garden and Lawned Front Garden
- Driveway Parking for Two Vehicles and Single Garage
- Popular Grangefield Location – Approximately 1,119 Sq Ft of Accommodation

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A home with personality, space to grow and a layout made for everyday family life. From relaxed evenings in front of the fire to family meals, entertaining friends and enjoying time together, this is a home that offers more than simply somewhere to live – it's a place to settle into and make your own.

Step inside and the heart of the home is undoubtedly the generous open-plan living and dining space. Presented in contemporary tones, the lounge has a warm, inviting atmosphere, with a feature fireplace creating a natural focal point. There's plenty of room to stretch out on the sofa, enjoy a film or simply unwind after a busy day.

An attractive archway leads through to the dining area, creating a lovely connection between the two spaces. Whether it's breakfast before the school run, Sunday lunch with the family or an evening entertaining friends, the layout makes everyday life feel sociable and relaxed, while still allowing each area to retain its own identity.

The **kitchen** provides a practical and appealing space for day-to-day cooking, with contemporary cabinetry, contrasting tiled splashbacks and work surfaces arranged to make good use of the available room. It's a kitchen designed to work around busy routines.

Upstairs, the accommodation continues to offer flexibility for family life. Three bedrooms provide space for everyone, whether you're accommodating a growing family, creating a dedicated home office or simply enjoying the luxury of an additional room for guests. The bedrooms are individually styled, with the principal bedroom benefiting from fitted wardrobes and useful storage. A modern family bathroom and separate wc complete the first-floor accommodation.

A further **loft room**, accessed by a staircase, adds another dimension to the property. With its characterful sloping ceilings and rooflight, this is a versatile additional space that could lend itself to hobbies, a peaceful retreat or occasional use, subject to any necessary consents and building regulations.



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Situated within the established residential area of Grangefield, Aysgarth Road offers a convenient setting for family life, with access to local amenities, schools, shopping facilities and transport connections. It's the kind of location where everyday essentials are within easy reach, while the wider Stockton-on-Tees area provides plenty of opportunities for shopping, leisure and recreation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

LJ/LS/15102026









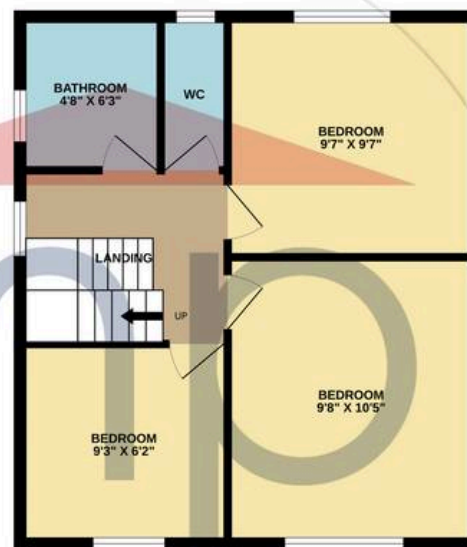
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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