



Grange Avenue, Stockton-On-Tees, TS18 4LU
4 Bed - House - Semi-Detached
£290,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Grange Avenue, TS18 4LU

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.

Externally, the property benefits from a generous driveway providing ample off-road parking for numerous vehicles, together with a garage and enclosed rear garden, offering an ideal outdoor space for families



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.

Bedroom

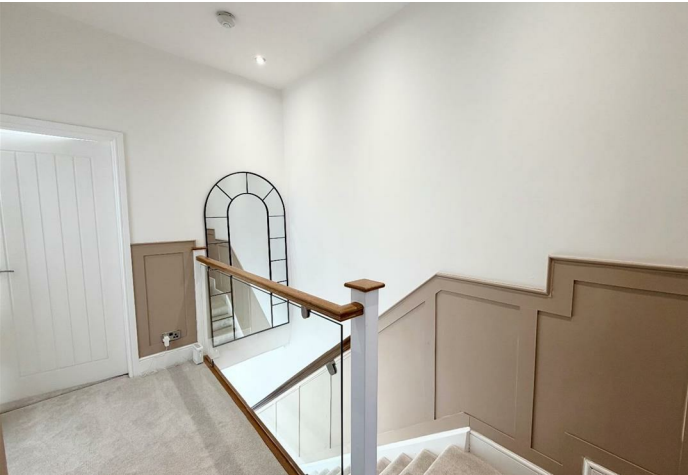
Carpet flooring, radiator and double glazed window.

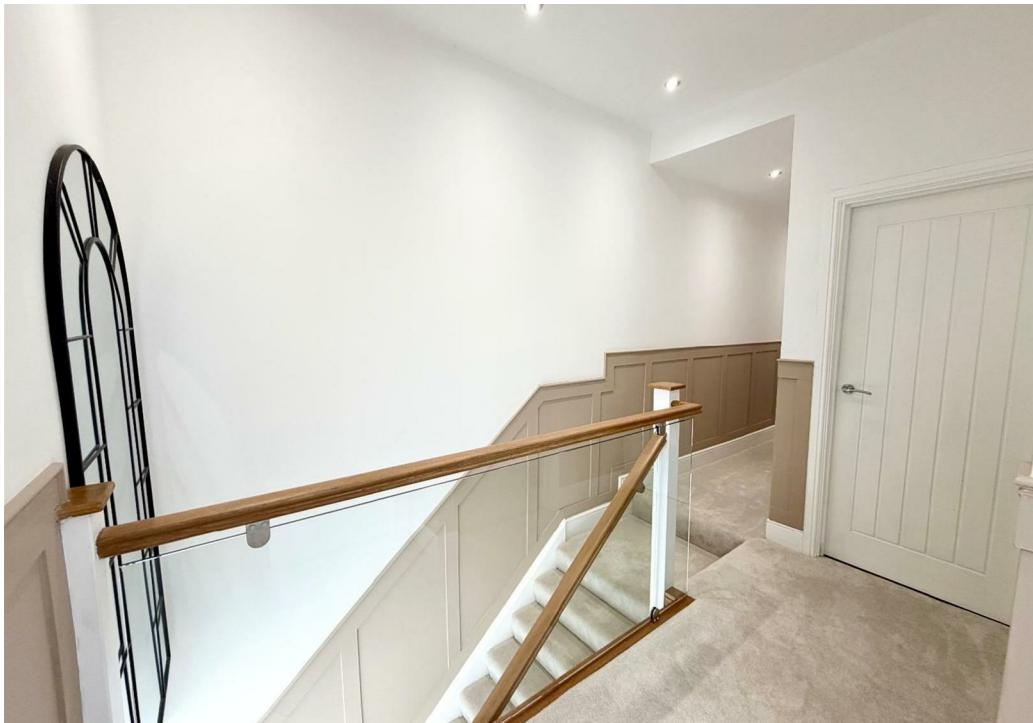
Bedroom

Carpet flooring, radiator and double glazed window.

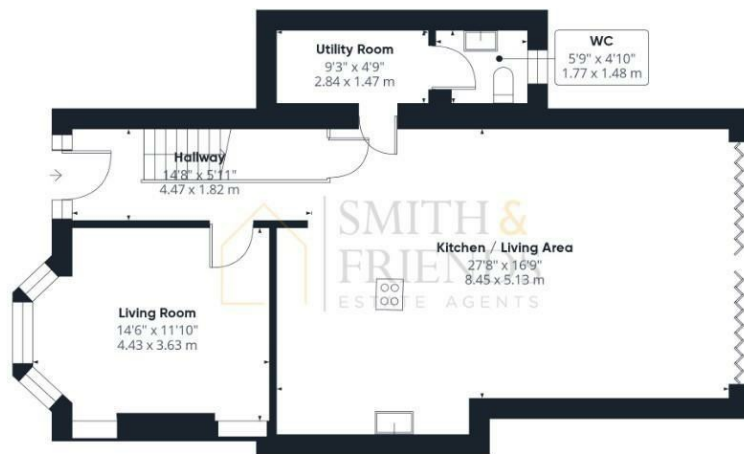
Bedroom

Carpet flooring, radiator and double glazed window.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1431 ft²
133.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

Tel: 01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

