



Weardale Place, Grangefield, Stockton-On-Tees, TS18 4LR

This beautifully presented and extended period semi detached home offers generous living space and a superb south facing rear garden. Located in the popular Grangefield area, the property is ideally positioned for families and professionals, with convenient access to local schools, Stockton Sixth Form College, and Sainsbury's supermarket.

Stepping inside, you are welcomed by a useful porch and an inviting entrance hall that leads through to the main living areas. The cosy lounge with bay window and gas fireplace provides an excellent space to relax, while the impressive, larger than average dining room features French doors opening directly onto the garden perfect for entertaining or enjoying the warmer months. The kitchen includes an integrated oven and hob and a charming Belfast sink.

To the first floor, the landing serves a recently renovated modern family bathroom with shower over bath, along with three well proportioned bedrooms. The smallest bedroom benefits from a fitted desk and shelving, making it an ideal study or home office. A further staircase leads to a versatile loft room complete with eaves storage, Velux windows and heating, offering valuable additional space for hobbies, storage, or occasional use.

Externally, the property benefits from a driveway for up to three vehicles and single garage, as well as owned solar panels for improved energy efficiency. The rear garden is a real standout feature: south facing, generously sized, and attractively arranged with a lawn and several seating areas, creating an ideal outdoor space. The timber shed is included in the sale.

Internal viewing is highly recommended to fully appreciate all that this home has to offer.

£268,000



PORCH

HALL

LOUNGE
14'8" x 13'1" (4.47m x 3.99m)

DINING ROOM
19'2" x 12'3" (5.84m x 3.73m)

KITCHEN
16'10" x 5'2" (5.13m x 1.57m)

LANDING

BEDROOM ONE
12'3" x 11'2" (3.73m x 3.40m)

BEDROOM TWO
11'10" x 9'9" (3.61m x 2.97m)

BEDROOM THREE
8'7" x 7'11" (2.62m x 2.41m)

BATHROOM
6' x 5'6" (1.83m x 1.707m)

LOFT ROOM
18'5" x 14'11" (5.61m x 4.55m)

AML PROCEDURE

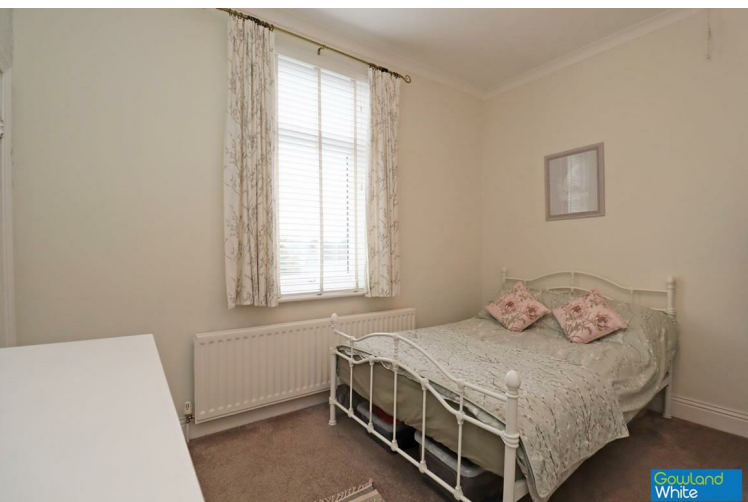
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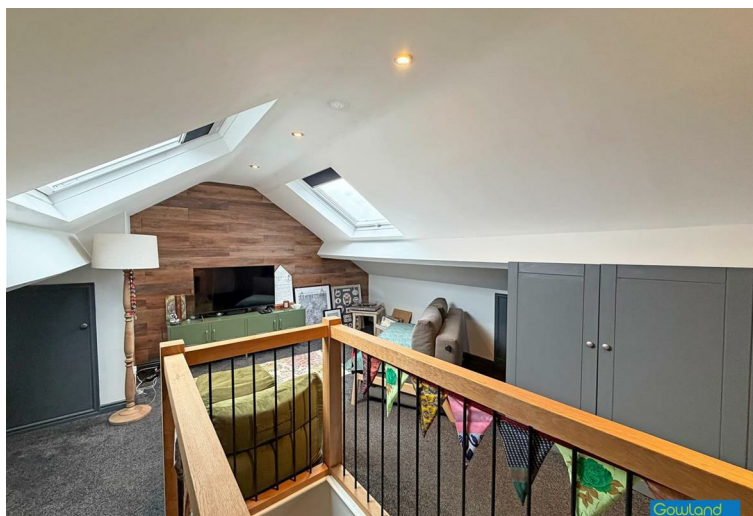
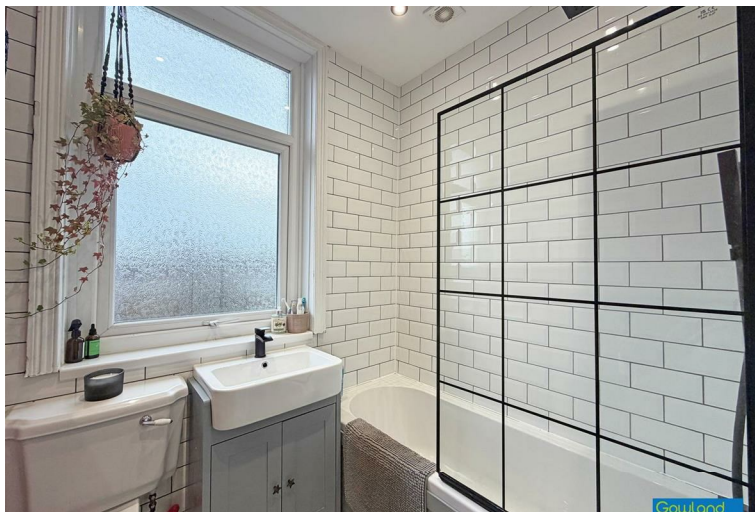
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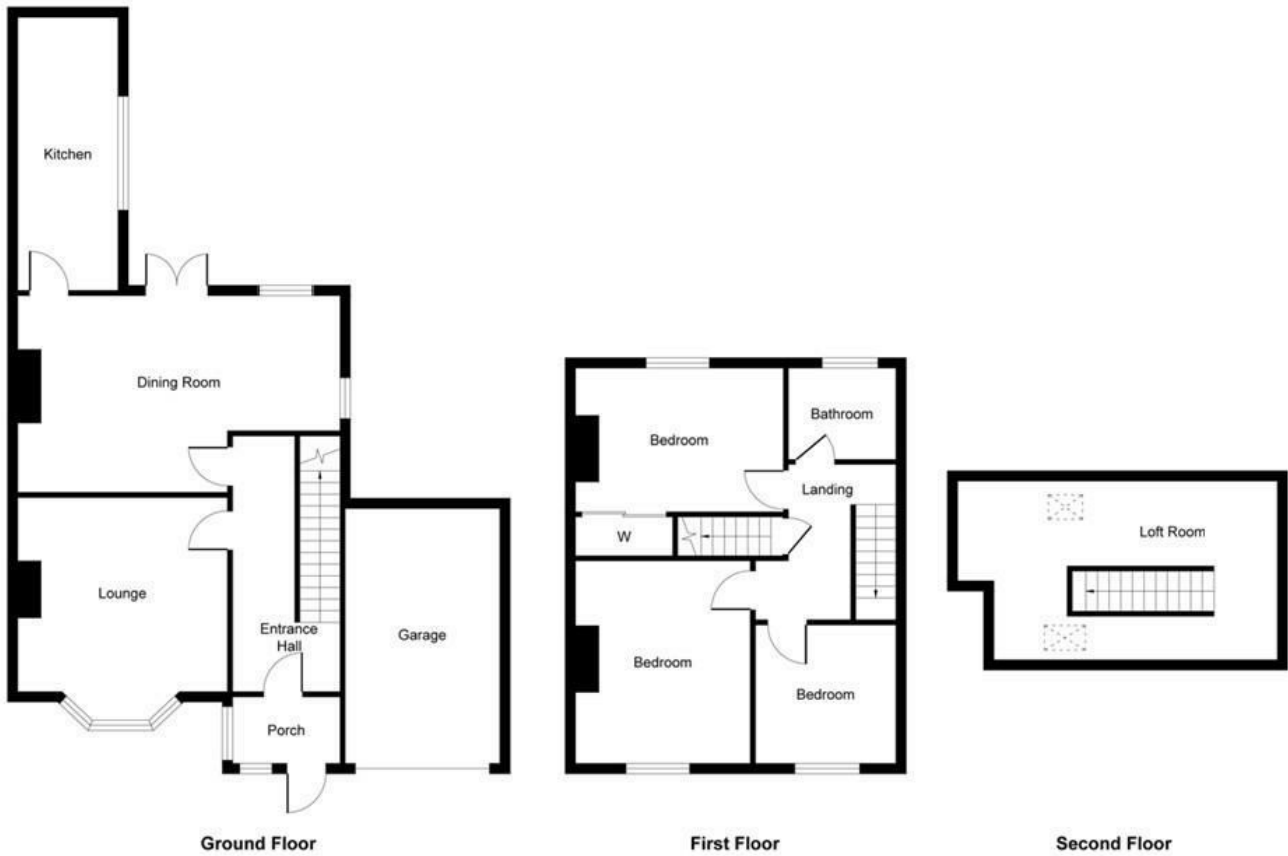
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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