GowlandWhite

Grange Avenue, Grangefield, Stockton-On-Tees, TS18 4PT

Set within easy reach of everyday amenities, this extended and mature end of terrace home is ideal for a wide range of buyers, including families, first time purchasers and investors. Offering generous living space and a versatile layout, the property is offered to the market with no onward chain and benefits from double glazing and gas central heating via a Worcester boiler.

Upon entering, you are welcomed by an entrance hallway, a spacious lounge featuring a large bay window that fills the room with natural light, a dining room and a fitted kitchen, which includes the appliances within the sale and provides direct access to the rear garden.

The first floor offers two bedrooms, all providing comfortable accommodation. One bedroom is accessed via a useful study area, making it perfect for a home office, dressing room or nursery. The family bathroom is fitted with a walk-in shower.

Externally, the property continues to impress. To the front is a garden with steps leading to the entrance. The rear garden offers a pleasant outdoor seating space and, beyond a shared access, a further larger garden area, ideal for families or keen gardeners. Additional benefits include a shared driveway and a detached garage providing valuable storage or parking.

Conveniently positioned, the property enjoys close proximity to shops, schools, parks and dining options. Excellent transport links are also nearby, making commuting and travel straightforward.

Asking Price £110,000

2 1 2 D

HALL

LOUNGE
13'2" x 11'2" (4.01m x 3.40m)

KITCHEN
15' x 7'10" (4.57m x 2.39m)

DINING ROOM
12' x 11'10" (3.66m x 3.61m)

LANDING

BEDROOM ONE
13'4" x 11'1" (4.06m x 3.38m)

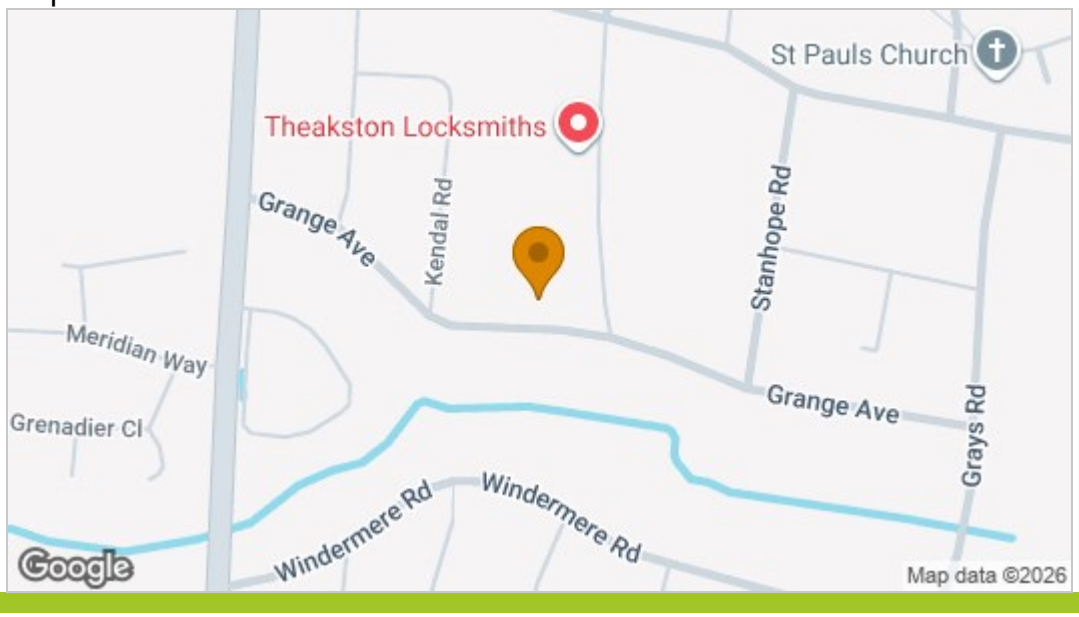
BEDROOM TWO
11'10" x 9' (3.61m x 2.74m)

STUDY ROOM
6'2" x 5'11" (1.88m x 1.80m)

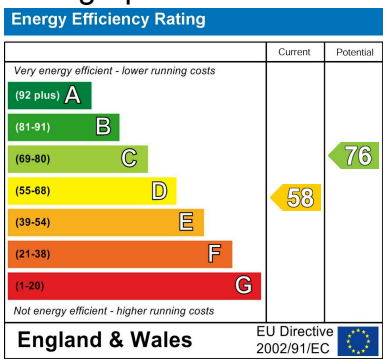
BATHROOM
7'10" x 7'9" (2.39m x 2.36m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

Map



EPC graph



Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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