

# GRANGE AVENUE, GRANGEFIELD, STOCKTON-ON-TEES, TS18 4LU



- ▲ Georgian Semi Detached Property with Stacks of Character Features
- ▲ Large Southerly Facing Rear Garden
- ▲ Three Double Bedrooms & Bathroom
- ▲ Two Reception Rooms with Feature Fireplaces
- ▲ Driveway & Detached Garage
- ▲ Wooden Sash Windows & Gas Central Heating

**£303,000**

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Just how much garden do you need? Well with this Georgian period semi-detached house you will have enough, that we can be sure of, it goes on and on and on! The property itself has three bedrooms and two reception rooms, and there are some interesting original touches still on show.

Comprising porch, entrance hall, cloakroom W/C, dining room with feature fireplace, kitchen with a range of farmhouse style kitchen, lounge with feature fireplace and rear porch. The first floor has a landing, three double bedrooms and bathroom with modern white suite. There is the bonus of a cellar below housing the combi boiler. The garden is set over two levels and has a southerly facing aspect with a garage.

Other features include gas central heating, wooden sash windows and off street parking on the driveway.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - Wood entrance door with glass inlay,

**ENTRANCE HALL** - 5.3m x 2.08m (17'5" x 6'10")

A spacious entrance hall with oak staircase to the first floor and radiator.

**CLOAKROOM/WC** - With wash hand basin and WC.



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### **DINING ROOM - 4.62m (15'2") into bay window x 3.66m (12') into alcove**

With radiator, bay window and feature open fireplace with pictorial tiles and granite surround.

### **KITCHEN - 4.22m x 2.08m (13'10" x 6'10")**

Fitted with farmhouse style wall, drawer, and floor units with complementary granite work surface, four ring electric hob with granite splashback and electric extractor fan over, integrated electric oven and microwave, plumbing for washing machine and dishwasher, space for fridge freezer, Belfast sink with mixer tap over, breakfast bar, LED downlights and slate tiled floor.

### **LOUNGE - 4.24m (13'11") into alcove x 4.62m (15'2") into bay window**

With bay window, radiator, exposed wood flooring and log burning stove with feature oak surround and slate hearth.

### **FIRST FLOOR**

**LANDING** - With access to the loft.

### **BEDROOM ONE - 4.62m (15'2") into bay window x 3.66m (12') into alcove**

With radiator and bay window.

### **BEDROOM TWO - 4.24m (13'11") into recess x 3.6m (11'10")**

With radiator.

### **BEDROOM THREE - 4.24m (13'11") into recess x 3.02m (9'11")**

With radiator and storage cupboard.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with shower over and glass shower screen, wash hand basin, WC, tiled walls, patterned tiled flooring and radiator.

### **CELLAR - 6.22m x 2.67m (20'5" x 8'9")**

Useful additional storage and housing the combination boiler.

### **EXTERNALLY**

**GARDENS, PARKING & GARAGE** - To the front there is a boundary wall with hedge row and a concrete driveway with side gates lead to the southerly facing rear tiered garden with large concrete patio area, steps to the property, lawn, further gravelled patio area leading down to further lawned area with greenhouse and an array of trees. There is also a detached garage.

**AGENTS REF:** - MH/LS/BIL240087/15042024

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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