

GRENADIER CLOSE, GRANGFIELD, STOCKTON-ON-TEES, TS18 4QJ



- ▲ Five Bedroom Detached House
- ▲ Corner Plot
- ▲ Good Parking
- ▲ Well Established Rear Garden
- ▲ Convenient for Schools, Colleges & Shops
- ▲ Sitting Room, Lounge/Dining Room & Kitchen
- ▲ Two -En-Suites & Family Bathroom

£260,000

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If you are looking to improve and upsize then this detached five bedroom on Bramley Green has masses of family sized accommodation and is very convenient for schools, colleges and shops.

the accommodation flows in brief, entrance hall, sitting room, lounge/dining room, kitchen, WC, five bedrooms, family bathroom and two en-suites.

Externally the corner plot has a front garden, good parking, and an enclosed well established rear garden.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

Tenure - Freehold

Council Tax Band E



TO VIEW: Tel: **01642 355000**
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GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE/DINING ROOM - 8m x 3.4m (26'3" x 11'2")

KITCHEN - 3.8m x 3.8m (12'6" x 12'6")

SNUG - 2.5m x 3.2m (8'2" x 10'6")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.5m x 4.3m (14'9" x 14'1")

EN-SUITE - 2.9m x 2m (9'6" x 6'7")

BEDROOM TWO - 3.4m x 2.6m (11'2" x 8'6")

BEDROOM THREE - 2.5m x 2.4m (8'2" x 7'10")

BEDROOM FOUR - 2.7m x 2.5m (8'10" x 8'2")

BATHROOM - 2.4m x 1.85m (7'10" x 6'1")

SECOND FLOOR

BEDROOM FIVE - 3.8m x 3.3m (12'6" x 10'10")

EN-SUITE SHOWER ROOM - 2.1m x 1.1m (6'11" x 3'7")

EXTERNALLY

GARDENS & PARKING

Externally the corner plot has a front garden, good parking, and an enclosed well established rear garden.

AGENTS REF: - LJ/LS/STO220132/26032024

Council Tax Band: E **Tenure:** Freehold

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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
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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