

**REDMIRE ROAD, GRANGEFIELD, STOCKTON-ON-TEES, TS18 4JR**



- ▲ Immaculate Three Bedroom Semi
- ▲ Large Corner Plot
- ▲ Generous Parking
- ▲ Fixed Stairs to a Loft Room

- ▲ Double Glazing
- ▲ Gas Central Heating
- ▲ Walking Distance to Colleges & Schools

**Offers in the region of £175,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





This large Grangefield semi is stunning from top to bottom and sits on a corner plot with wraparound gardens and generous parking.

The accommodation flows in brief, reception hall, lounge, kitchen/diner, three bedrooms, bathroom, store, and a fixed staircase to a loft room. Externally there is a front garden, double block paved driveway and a side and rear garden. There is enough space to erect a garage (subject to planning permission).

#### **GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door to entrance hall with laminate flooring, radiator, staircase to the first floor, under stairs cupboard, and feature panelling to lower walls.

**GROUND FLOOR CLOAKROOM/WC** - With double glazed window to the side aspect, low level WC and floating style vanity unit with cabinet.

**DINING KITCHEN - 5.92m (19'5") x 3.12m (10'3") (max) and into bay**  
With double glazed bay window to the front aspect, double glazed door and window to the rear garden, radiator, half laminate, and half tiled floor. Cream high gloss kitchen units with complementary worktops including a breakfast bar, asterite sink and drainer unit with mixer tap, electric oven, gas hob with overhead hood, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, tiled splashbacks, and spotlights to ceiling.



**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)





## REDMIRE ROAD, TS18 4JR



### **LOUNGE - 3.05m x 4.37m (10' x 14'4")**

With double glazed window to the rear aspect, single radiator, laminate flooring, and marble feature fireplace with matching back and hearth.

### **FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect, feature panelling to lower walls and radiator. Large storage cupboard off landing with circular double glazed window to the front aspect and wall mounted combi boiler.

### **BEDROOM ONE - 3.1m x 2.6m (10'2" x 8'6")**

With double glazed window to the rear aspect and radiator.

### **BEDROOM TWO - 3.15m x 2m (10'4" x 6'7")**

With double glazed window to the front aspect, laminate flooring, and single radiator.

### **BEDROOM THREE - 3.2m x 2.29m (max) (10'6" x 7'6" (max))**

With double glazed window to the rear aspect, single radiator, laminate flooring and built-in cupboard under stairs.

**BATHROOM** - With double glazed window to the rear aspect, P' shaped bath with shower enclosure and shower over, pedestal wash hand basin, low level WC, tiled walls and floor and chrome heated towel rail.

### **LOFT ROOM - 7.32m (24') x 2.24m (7'4") including stairs**

With two Velux style windows to the rear aspect, laminate flooring, spotlights and single radiator.

### **EXTERNALLY**

**GARDENS & PARKING** - Externally there is a front garden, double block paved driveway and a side and rear garden. There is enough space to erect a garage (subject to planning permission).

**AGENTS REF:** - LJ/LS/STO230705/25032024

**Council Tax Band:** B

**Tenure:** Freehold

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

Tel: **01642 355000**



**TO VIEW:** Tel: **01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





TO VIEW: Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions

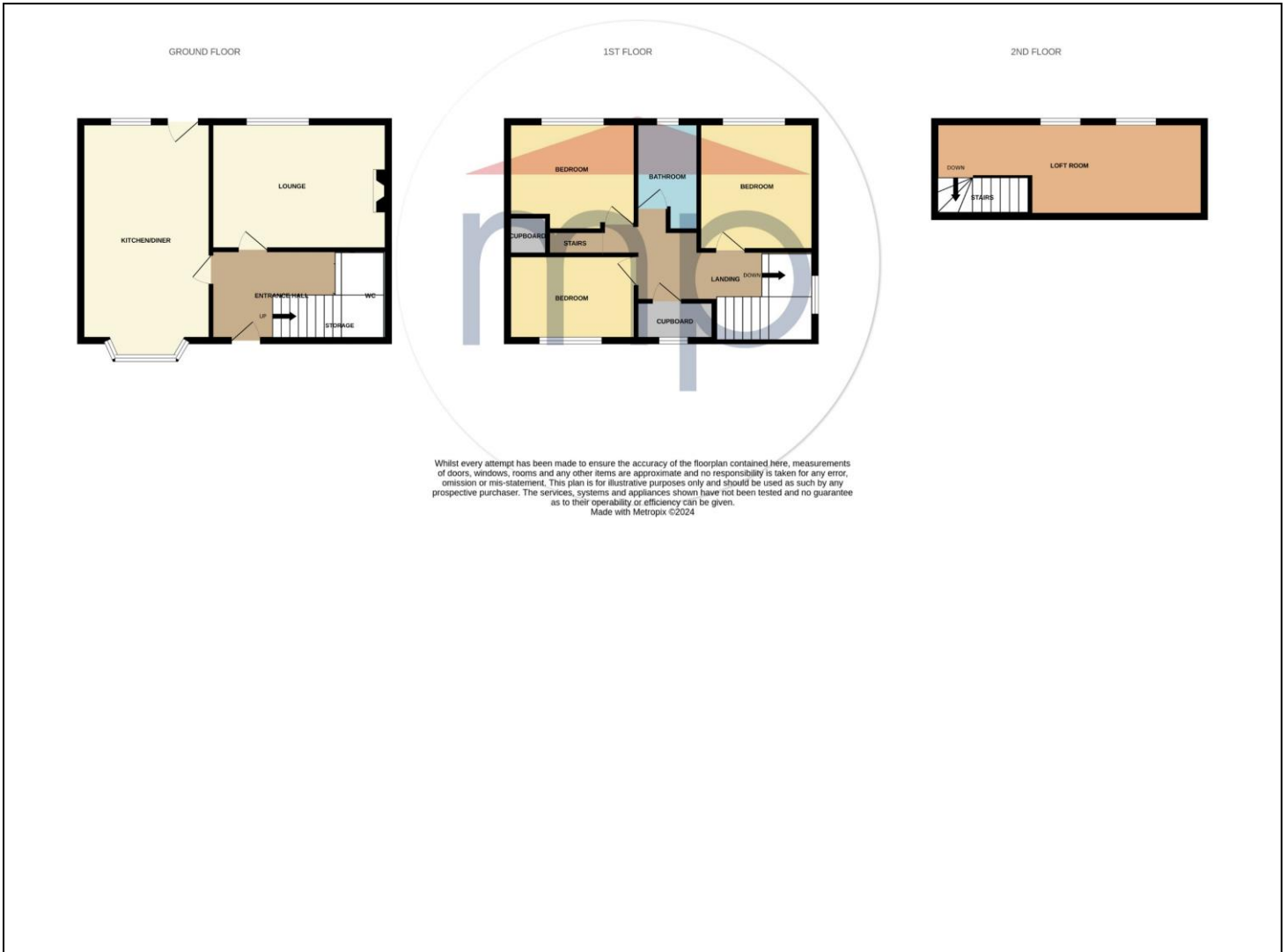




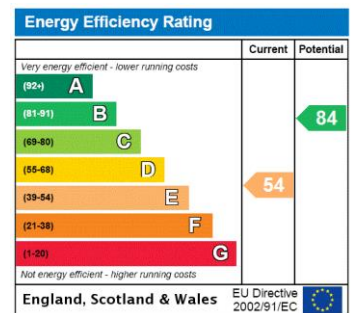
**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Stockton Office on Tel: **01 642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP