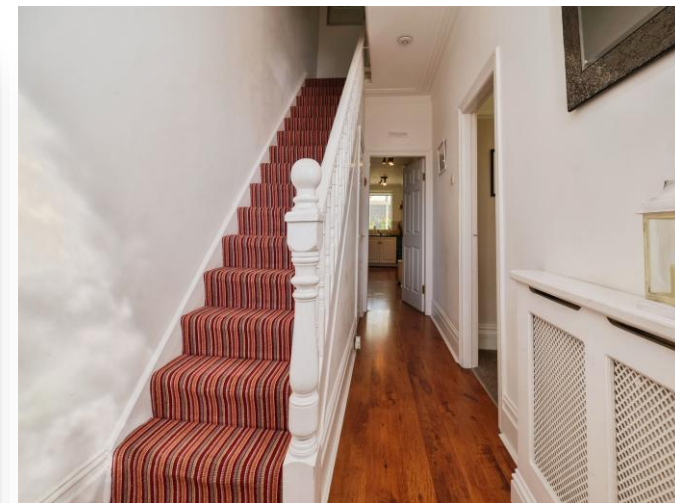




Grange Avenue, Stockton-On-Tees TS18 4LU

welcome to

Grange Avenue, Stockton-On-Tees

Three-bedroom semi-detached home with lounge, reception room, kitchen, dining room and conservatory. Three first-floor bedrooms, family bathroom and loft space. Externally benefiting from a rear garden, driveway and garage. Ideal family home.

Entrance Hall

Understairs cupboard, radiator, timber door

Lounge

13' 3" x 15' 3" (4.04m x 4.65m)
Log burner, front bay window, radiator

Dining Room

8' 8" x 12' 11" (2.64m x 3.94m)
Rear elevation window, rear UPVC door, radiator

Reception Room

13' 4" x 12' 5" max (4.06m x 3.78m max)
Radiator, double doors to lounge and diner

Kitchen

6' 2" x 18' 11" (1.88m x 5.77m)
Side elevation window, wall and base units, sink, rear elevation window, recess for appliances

Conservatory

13' x 10' 2" (3.96m x 3.10m)
Side UPVC door to garden

Bedroom 1

12' 5" max x 13' 3" max (3.78m max x 4.04m max)
Cupboards, rear elevation window, radiator

Bedroom 2

12' 5" max x 11' 3" max (3.78m max x 3.43m max)
Front elevation window, 2 cupboards

Bedroom 3

8' 8" x 8' 1" (2.64m x 2.46m)
Front elevation window, radiator

Bathroom

Bath over shower, toilet, sink, towel radiator, rear elevation window

Loft Space

Rear velux, stairs up

Rear Garden

Decking, laid to lawn, enclosed fence, side door to garage

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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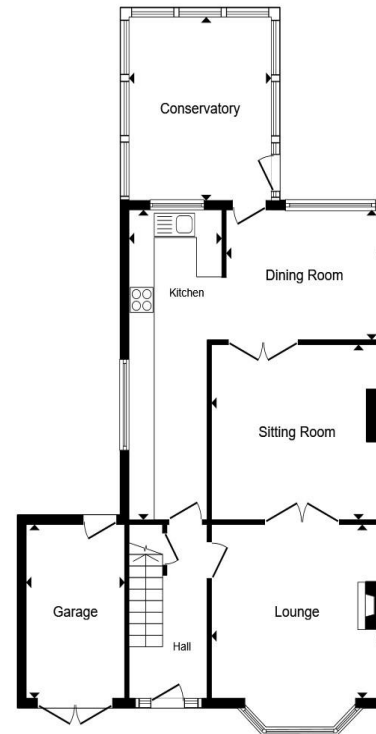
welcome to

Grange Avenue, Stockton-On-Tees

- THREE BEDROOMS
- SEMI-DETACHED
- REAR GARDEN
- OFF-STREET PARKING
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: C

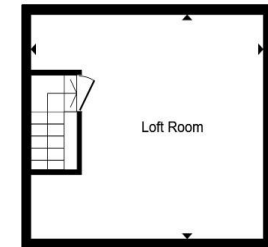
£230,000



Ground Floor



First Floor



Second Floor

Total floor area 148.6 m² (1,599 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
STO116492 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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