



**Grays Road, STOCKTON-ON-TEES, TS18 4LX**

**welcome to**

## **Grays Road, STOCKTON-ON-TEES**

This THREE BEDROOM SEMI - DETACHED family home is presented to the highest standards throughout. Certainly one of those properties where you need to step inside to fully appreciate the space it provides. Sitting in the ever popular GRANGFIELD AREA. Newly fitted high gloss contemporary kitchen!

### **Entrance Hallway**

Entered via door to side elevation. Radiator, under stairs storage cupboard, tiled flooring, stairs to first floor landing and doors to dining room and lounge.

### **Dining Room**

12' 5" x 9' 7" ( 3.78m x 2.92m )

Double glazed window to front and side elevation, radiator and hardwood flooring.

### **Lounge**

14' 11" x 11' 11" ( 4.55m x 3.63m )

Fireplace with feature surround, double glazed window to front elevation, TV point, radiator and hardwood flooring. Door into kitchen.

### **Kitchen**

13' 3" x 9' 8" ( 4.04m x 2.95m )

Fitted with a range of contemporary wall and base units, double glazed window to side elevation, boiler, space for fridge and freezer, sink and drainer unit, tiled flooring, electric hob and oven, radiator and door to side elevation leading to rear garden. Area into utility room.

### **Utility Room**

5' 4" x 4' 9" ( 1.63m x 1.45m )

Double glazed window to side elevation, space for washing machine and tumble dryer and door to downstairs cloakroom/WC.

### **Downstairs Cloakroom/ Wc**

Storage cupboard, WC, wash hand basin and vanity unit, double glazed window to side elevation and tiled walls.





### **First Floor Landing**

Double glazed window to side elevation. Doors to three bedrooms and bathroom.

### **Bedroom One**

15' x 9' 6" ( 4.57m x 2.90m )

Double glazed window to front elevation, fitted wardrobes and radiator.

### **Bedroom Two**

12' 6" x 9' 8" ( 3.81m x 2.95m )

Double glazed window to rear elevation, TV point, radiator and carpet flooring.

### **Bedroom Three**

9' 8" x 11' 11" ( 2.95m x 3.63m )

Double glazed window to front elevation, carpet flooring and radiator.

### **Bathroom**

Suite comprising bath with overhead shower, WC, wash hand basin, spotlights to ceiling and two double glazed windows to rear elevation.

### **Externally**

Driveway to front of the property. Rear garden is enclosed via timber fence, mainly set to lawn and patio area with shed.



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## Grays Road, STOCKTON-ON-TEES

- IDEAL FAMILY HOME
- DOWNSTAIRS CLOAKROOM/WC
- CONTEMPORARY KITCHEN
- THREE BEDROOMS
- DOUBLE OFF STREET PARKING

Tenure: Freehold EPC Rating: D

**£165,000**



**Ground Floor**



**First Floor**

This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:  
STO111829 - 0002

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