

## WEARDALE PLACE, GRANGEFIELD, STOCKTON-ON-TEES, TS18 4LR



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Three Bed Victorian Semi Detached House
- ▲ Beautiful Rear Garden (Previously used as a Hedgehog Sanctuary)
- ▲ Double Width Block Paved Driveway
- ▲ 24ft Tandem Garage with Electric Doors
- ▲ High Standard of Fixtures and Fittings
- ▲ Two Reception Rooms & Kitchen with Modern Units
- ▲ Gas Central Heating with Combi Boiler

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Attention Garden Lovers! This fantastic three bedroom semi-detached has a wonderful rear garden which has been split into sections with an Indian flagstone patio area with large summerhouse/office with electricity, lawn, greenhouse, sheds, hedgehog houses and an array of trees and bushes. Would be certainly of interest to animal lovers.

The property comprises entrance vestibule, hall, front lounge with bay window, rear sitting room/dining room with French doors into the garden, kitchen with modern range of high gloss units, lobby and bathroom with white suite. The first floor has landing, two double bedrooms, one single and WC.

Other features include double width block paved driveway, 24ft garage with electric door at each end, gas central heating with combi boiler, mix of UPVC double glazing and wooden sash windows and is offered to the market with a chain free sale.

## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Composite entrance door with glass inlay and tiled flooring.

### **HALL**

Wooden entrance door with glass inlay, staircase to the first floor, engineered hardwood flooring and radiator.

### **FRONT LOUNGE - 4.52m (14'10") into bay window x 4.1m (13'5") into alcove**

With engineered wood flooring, real fire in feature surround, bay window and radiator.

### **SITTING/DINING ROOM - 4.32m (14'2") (max) into alcove x 3.94m (12'11") (max)**

With engineered wood flooring, under stairs storage cupboard, radiator and French doors open to the rear garden.

### **KITCHEN - 4.01m x 2.03m (13'2" x 6'8")**

Fitted with a range of white high gloss wall, drawer, and floor units with complementary wood effect work surface, one and a half bowl ceramic sink with mixer tap and drainer, five ring gas hob with brushed steel splashback and brushed steel electric extractor fan over with glass inlay, integrated oven, grill and microwave. Plumbing for washing machine, space for fridge freezer, plinth heater and tiled flooring.

**TO VIEW:** Tel: 01642 355000

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

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## **LOBBY**

With storage cupboard and barn style UPVC double glazed door.

## **BATHROOM**

Fitted with a white three-piece suite comprising corner bath with shower over, wash hand basin with mixer tap, WC, tiled walls and floor and radiator.

## **FIRST FLOOR**

### **LANDING**

With access to the fully boarded loft via sturdy dropdown ladder.

### **WC**

With two-piece suite comprising wash hand basin and WC.

### **BEDROOM ONE - 3.35m (11') into alcoves and wardrobes x 3.66m (12')**

With radiator and built-in wardrobes.

### **BEDROOM TWO - 3.96m (13') reducing to 2.95m (9'8") x 3.38m (11'1") into alcoves and wardrobes reducing to 2.26m (7'5")**

With radiator and built-in wardrobes.

### **BEDROOM THREE - 3.63m x 1.98m (11'11" x 6'6")**

With radiator.

## **EXTERNALLY**

### **GARDENS & PARKING**

To the front there are mature bush borders, and a double width block paved driveway leading to the garage. To the rear there is a beautifully presented garden with lawn, large Indian flagstone patio area, generous size timber summerhouse with electricity, wood flooring and wood French doors with glass inlay and all surrounded by established bush and flower borders. There is also an outside water tap and power, greenhouse, two timber sheds, hedgehog houses and a raised Indian flagstone area with wooden gazebo, raised sleeper beds and surrounded by mature trees.

### **GARAGE - 7.32m x 2.72m (24' x 8'11")**

With two electric up and over doors to either end of the garage, power supply and light.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - MH/LS/STO240468/13082024

**Council Tax Band:** C      **Tenure:** Freehold

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

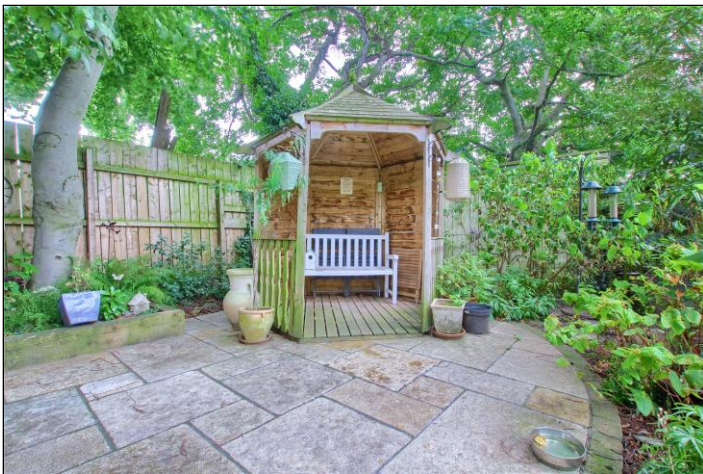
Tel: **01642 355000**



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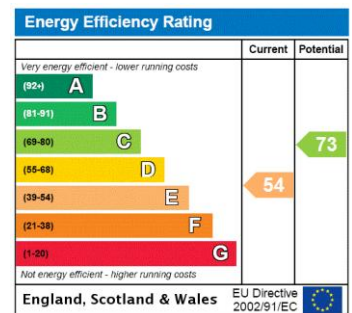


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