

**DEL STROTHER AVENUE, GRANGEFIELD, STOCKTON-ON-TEES, TS19 0RZ**



- ▲ Charming and spacious period semi-detached house
- ▲ Three bedrooms
- ▲ Located in a sought-after neighbourhood
- ▲ Perfect blend of traditional charm and modern convenience
- ▲ Well-appointed kitchen open to the garden room and utility
- ▲ Private garden
- ▲ Off-street parking
- ▲ Garage for added convenience
- ▲ Easy access to local amenities, schools, and transport links
- ▲ Ideal for families or professionals looking for a comfortable and well-connected home

**Offers Over £200,000**

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Charming and spacious period semi-detached house boasting three bedrooms, located in a sought-after neighbourhood. This delightful property offers a perfect blend of traditional charm and modern convenience. The entrance leads to a large lunge/dining room, ideal for relaxation and entertaining. The well-appointed kitchen is open to the garden room and utility. The property also benefits from a private garden, off-street parking, and a garage for added convenience. With easy access to local amenities, schools, and transport links, this property is ideal for families or professionals looking for a comfortable and well-connected home.

#### **GROUND FLOOR**

**ENTRANCE HALLWAY** - Composite entrance door, original wood doors leading to the living room and dining room, door leading to the kitchen/utility, understairs storage cupboard and radiator.

#### **GROUND FLOOR WC**



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**LIVING ROOM/DINING ROOM - 8.48m (27'10") into bow x 4.06m (13'4")**

Feature gas fire with surround, UPVC double glazed bay window, radiators, and wood pocket doors opening through to the garden room.

**KITCHEN - 2.92m x 2.51m (9'7" x 8'3")**

Fitted with a range of high gloss black base, wall and drawer units, worksurface incorporating a sink unit and mixer tap, built-in oven and hob with overhead extractor, breakfast bar, opening to the utility room, UPVC double glazed window and ceiling spotlights.

**UTILITY ROOM** - Worksurface, space for a washing machine and tumble dryer, door leading to the hallway and UPVC double glazed door leading to the side aspect/driveway.

**GARDEN ROOM** - Opening to the kitchen and UPVC double glazed French doors leading to the garden.

**FIRST FLOOR**

**LANDING** - Original wood doors leading to the bedrooms and family bathroom and UPVC double glazed window.

**BEDROOM ONE - 4.50m (14'9") into bow x 4.06m (13'4")**

With UPVC double glazed window and radiator.

**BEDROOM TWO** - With UPVC double glazed window and radiator.

**BEDROOM THREE - 2.39m x 1.98m (7'10" x 6'6")**

With UPVC double glazed window and radiator.

**FAMILY BATHROOM** - Fitted with a white suite comprising bath with shower over, wash hand basin, WC, heated towel rail radiator, spotlights to the ceiling and UPVC double glazed window.

**EXTERNALLY**

**GARAGE** - With up and over door.

**GARDEN** - Externally there is a good-sized Westerly facing garden.

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



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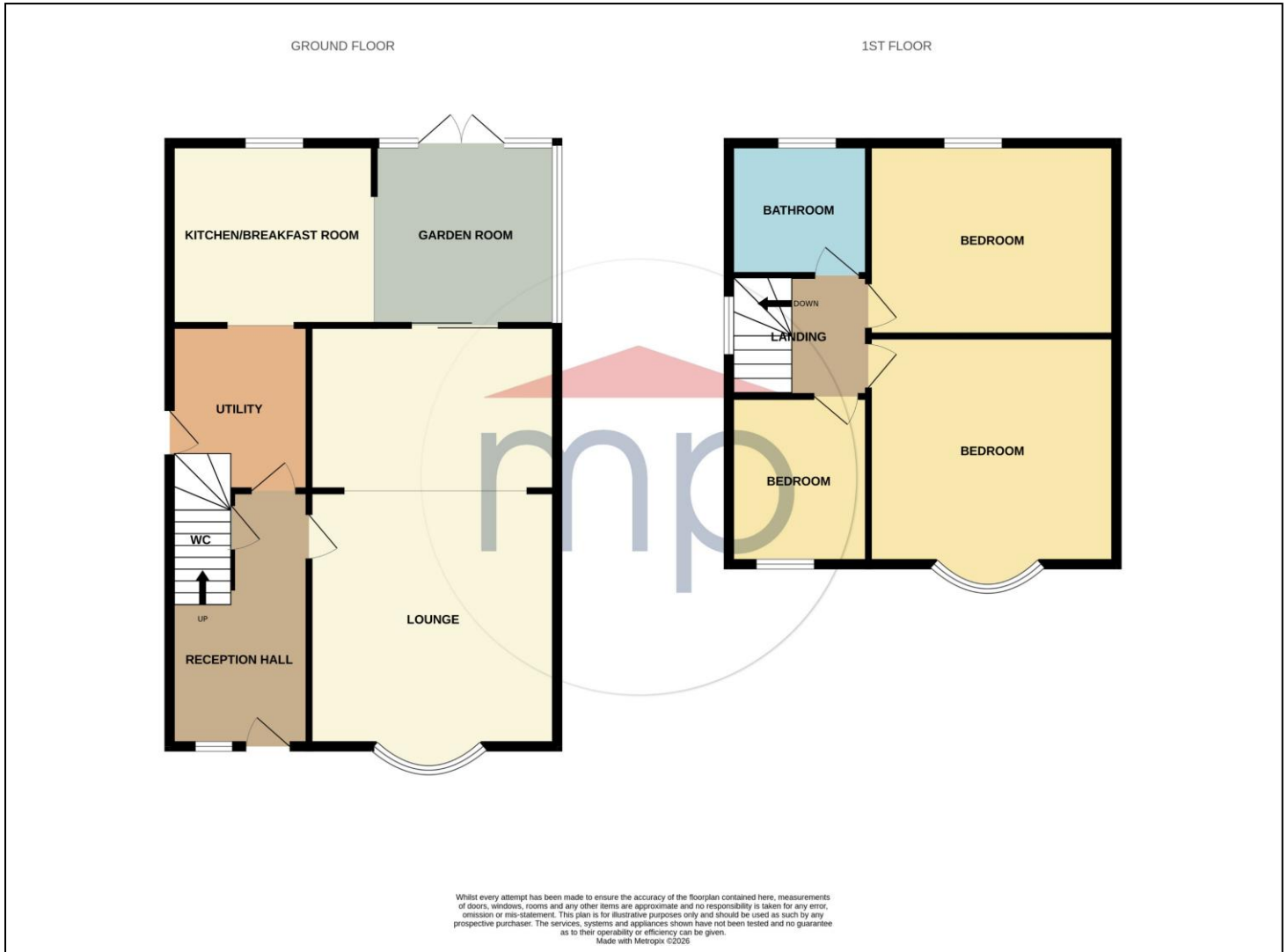
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**TO VIEW:** Contact our Stockton Office on Tel: **01642 355000**  
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