

SPENNITHORNE ROAD, GRANGEFIELD, STOCKTON-ON-TEES, TS18 4JP



- ▲ Spacious three-bedroom semi-detached home
- ▲ Fresh and welcoming feel throughout, ideal for modern family living
- ▲ Bright breakfast kitchen with appliances
- ▲ Two generous reception rooms offering flexible living and entertaining space

- ▲ Three well-proportioned bedrooms
- ▲ Light and airy layout across the property
- ▲ Mature and private garden, perfect for enjoying the warmer months
- ▲ Offered with no onward chain for a smooth and straightforward purchase

**Offers Over £155,000**

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This spacious three-bedroom semi-detached home offers a wonderfully fresh and welcoming feel, ideal for modern family living. Inside, the property boasts a bright breakfast kitchen and two generous reception rooms, providing flexible space for both relaxing and entertaining. Upstairs, three well-proportioned bedrooms are complemented by a light and airy layout throughout. Outside, a mature and private garden creates a peaceful retreat, perfect for enjoying the warmer months. Offered with no onward chain, this is a fantastic opportunity for a smooth and straightforward move into a home that's ready to be enjoyed from day one.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Double glazed entrance door to entrance hall with staircase to the first floor.

##### **LOUNGE - 5.1m x 3.8m (16'9" x 12'6")**

With double glazed window to the front and rear aspect, delft rail, radiator and Adam style fireplace with electric fire.



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**SITTING ROOM - 3.2m x 3.53m (10'6" x 11'7")**

With double glazed window to the front aspect, Adam style fireplace with living flame gas fire, picture rail and radiator.

**KITCHEN - 3.89m x 3.43m (12'9" x 11'3")**

With double glazed window to the rear aspect and door to the rear garden. Wall and drawer units with complementary worktops incorporating a stainless steel sink and drainer, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer and electric point for cooker. Lino flooring and radiator.

**BEDROOM ONE - 3.18m x 3.1m (10'5" x 10'2")**

With double glazed window to the front aspect, single radiator, built-in cupboard, fitted wardrobes and cast iron fireplace.



**BEDROOM TWO - 3.68m x 2.72m (12'1" x 8'11")**

With double glazed window to the front aspect, radiator and built-in cupboard.

**BEDROOM THREE - 2.57m x 2.24m (8'5" x 7'4")**

With double glazed window to the rear aspect and single radiator.

**BATHROOM**

With double glazed window to the rear aspect, side panelled bath with shower over, vanity unit with cabinet below, low level WC, single radiator and airing cupboard.

**EXTERNALLY**

**GARDENS**

Externally there is a tiered front garden which many people have levelled to allow for hardstanding and to the rear there is a mature private lawned garden with patios.



**AGENTS REF:** - LJ/LS/STO260017/04022026

**Council Tax Band:** B      **Tenure:** Freehold

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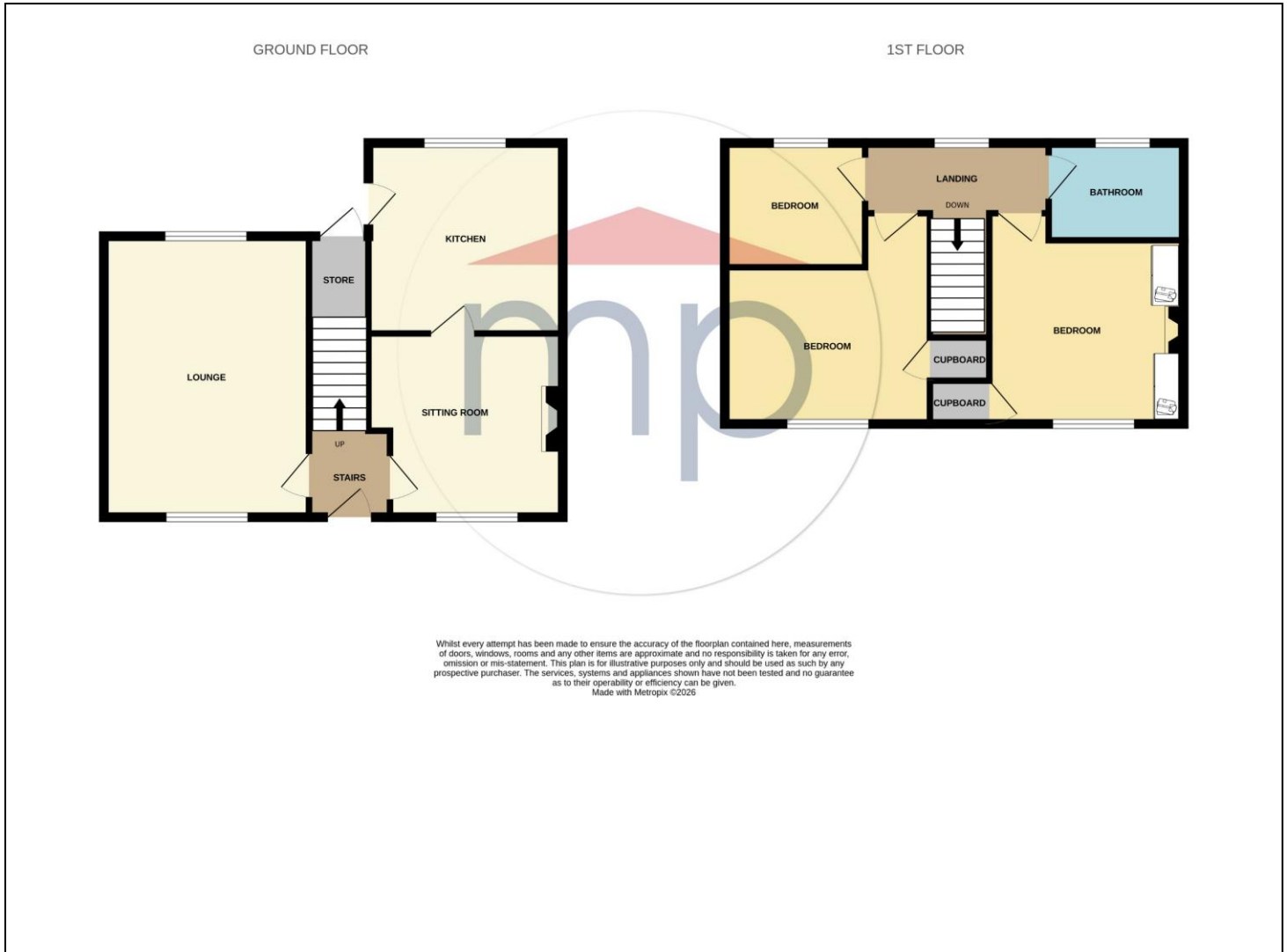
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