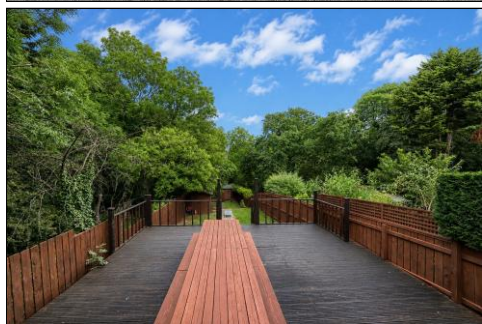


WINDERMERE ROAD, GRANGEFIELD, STOCKTON-ON-TEES, TS18 4LZ



- ▲ Peaceful Grangefield location with mature leafy surroundings
- ▲ Large terraced rear garden with decking, patio, lawns and summerhouse
- ▲ French doors creating seamless indoor/outdoor living
- ▲ Spacious lounge with feature fireplace

- ▲ Generous kitchen diner ideal for family life and entertaining
- ▲ Two excellent double bedrooms
- ▲ Luxury bathroom with bath and separate walk-in shower
- ▲ Off-road parking for three or more vehicles with gated side access

£140,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Tucked away in the established Grangefield area of Stockton-on-Tees, this beautifully presented home offers far more than comfortable accommodation. Looking onto a mature, leafy backdrop, it provides a peaceful retreat where you can unwind on the expansive deck with a morning coffee, host summer barbecues with friends, or simply enjoy the privacy and tranquillity of the garden while children and pets play safely.

Inside, the spacious living room creates a warm and welcoming space for cosy evenings, while the generous kitchen diner naturally becomes the heart of the home. French doors open directly onto the 1st patio, seamlessly connecting indoor and outdoor living, making entertaining effortless throughout the warmer months.

Upstairs, two generously proportioned double bedrooms provide comfortable accommodation with excellent storage, while the stylish family bathroom, complete with both a separate walk-in shower and bath, offers a luxurious space to start and end the day.

Practicality is equally impressive. A substantial block-paved frontage provides off-road parking for several vehicles, with gated side access offering additional secure parking or storage for trailers, bikes or outdoor equipment. Beyond this lies the property's standout feature—a surprisingly large terraced rear garden with multiple seating areas, lawned sections, a summerhouse and mature trees creating an idyllic green backdrop that's rarely found at this price point.

Perfectly positioned for local schools, everyday amenities, transport links and Stockton town centre, this is a home ideally suited to first-time buyers, young families or professionals looking to enjoy a quieter lifestyle without sacrificing convenience.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with radiator and staircase to the first floor.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



WINDERMERE ROAD, TS18 4LZ



LIVING ROOM - 4.75m x 3.9m (max) (15'7" x 12'10" (max))

With double glazed window to the front aspect, radiator, fireplace, under stairs cupboard and access through to kitchen diner.

KITCHEN DINER - 5.77m x 2.62m (18'11" x 8'7")

With double glazed window and French doors to the rear aspect, wall, drawer, and floor units with complementary worktops incorporating a stainless steel sink and drainer unit, electric oven, gas hob with overhead hood, plumbing for dishwasher, plumbing for washing machine, space for freezer, and single radiator.

FIRST FLOOR

LANDING - With double glazed window to the side aspect and loft access.

BEDROOM ONE - 4.78m x 2.9m (15'8" x 9'6")

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

BEDROOM TWO - 3.7m x 2.97m (12'2" x 9'9")

With double glazed window to the rear aspect and radiator.

BATHROOM - 2.7m x 2.67m (8'10" x 8'9")

With double glazed window to the rear aspect, side panelled bath, low level WC, pedestal wash hand basin, double walk-in shower enclosure, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN - Externally there is a large block paved frontage providing off road parking for at least three vehicles with gated access for additional storage or parking. To the rear there is a large mature terraced garden with patio, decking area, number of lawned areas, garden shed, summerhouse and a mature leafy backdrop.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

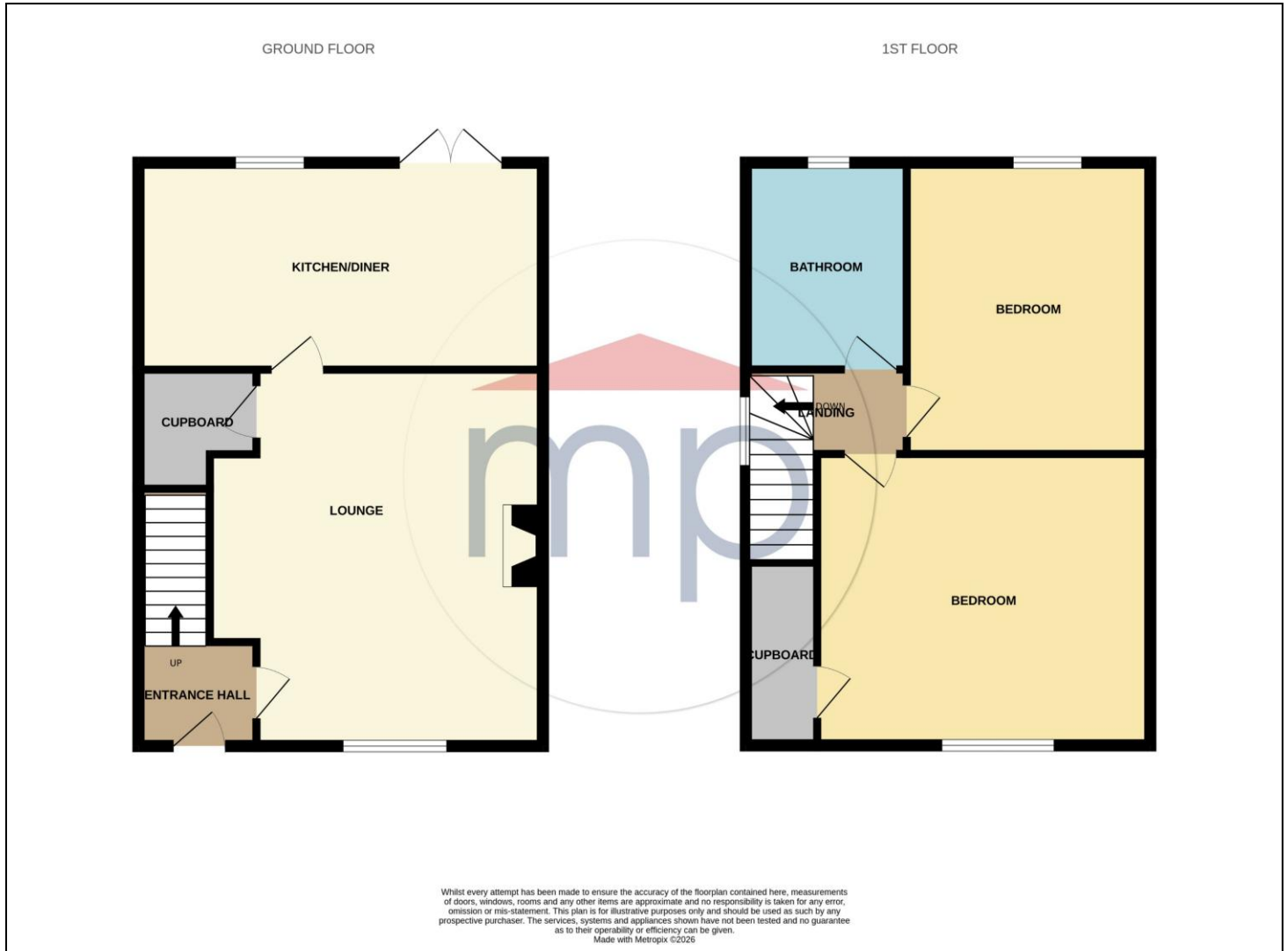
AGENTS REF: - LJ/LS/STO260416/03072026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP