



37 Grangefield Road

(Near Oxbridge Avenue), Stockton-On-Tees, TS18 4LB

Offers in excess of £200,000



No Onward Chain & Vacant Possession - Appealing To A Variety Of Buyers & Nestled Near The Oxbridge Avenue End Of Grangefield Road & Backing Onto Spennithorne West Allotments & Stockton Cricket/Croquet/Rugby Club, This Delightful Semi-Detached Bungalow Offers A Perfect Blend Of Comfort And Potential. With Two Generously Sized Bedrooms And A Well-Appointed Bathroom, This Property Is Ideal For Those Seeking A Single-Storey Living Experience.



Full Description

The Spacious Rear Reception Room Welcomes You With An Abundance Of Natural Light, Creating A Warm And Inviting Atmosphere. The Bungalow Boasts A Single-Storey Extension, Enhancing The Living Space And Providing Versatility For Your Lifestyle Needs. The Large Boarded Loft Presents An Exciting Opportunity For Conversion (Subject To Planning Permission), Allowing You To Create Additional Living Space Or A Home Office, Tailored To Your Preferences.

One Of The Standout Features Of This Property Is The Beautiful South-Facing Garden, Which Is Not Overlooked, Ensuring A Private Oasis For Relaxation And Outdoor Entertaining. The Garden Is Perfect For Gardening Enthusiasts Or Those Who Simply Wish To Enjoy The Sunshine In A Tranquil Setting.

Additionally, The Generous Block-Paved Driveway Offers Ample Parking For Multiple Vehicles, A Valuable Asset In This Desirable Area.

This Bungalow Is Not Just A Home; It Is A Canvas For Your Future Aspirations. With Its Spacious Layout, Potential For Expansion, And Lovely Outdoor Space, It Is An Opportunity Not To Be Missed.

Location

Backing Onto Spennithorne West Allotments & Stockton Cricket Club. Within Walking Distance To Many Local Amenities & Transport Routes.

- Stockton Cricket Club - 2 Minute Walk
- Grangefield News Shop & Bus Stop (Number 13) 1-2 minute Walk
- The Grangefield Academy - 8 Minute Walk
- Our Lady & St Bede Catholic Academy - 20 Minute Walk
- Ropner Park, Cafe & Lake - 18 Minute Walk

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us The Gas Combi Boiler Has Been Annually Serviced.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

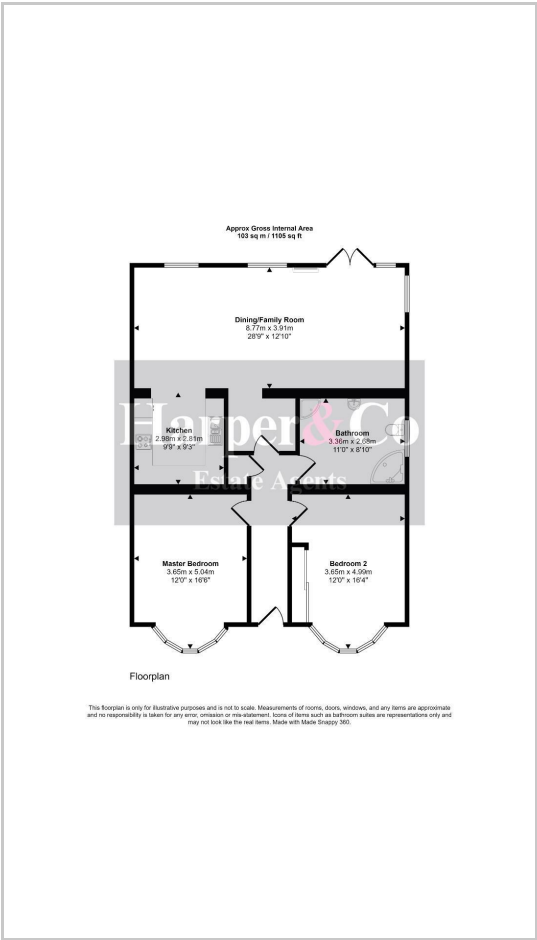
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

