



17 Spennithorne Road

Grangefield, Stockton-On-Tees, TS18 4JW

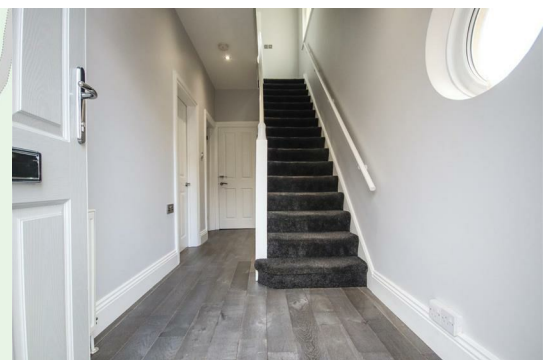
Offers in excess of £195,000



An Outstanding Example Of An Extended Family Home. Benefiting A Stunning 26ft Dining/Family Room & Huge Master Bedroom With Walk-In Closet & En-Suite Shower Room.

The Current Owners Have Paid Attention To Detail & Complete All The Upgrades To Perfection. The Garden In Particular Is Certain To Impress With Porcelain Paving, Circular Lawn & Large Summerhouse/Outbuilding With Bi-Folding Doors And Room For An 8 Seater Jacuzzi Hot Tub.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Entrance Hallway

Composite Entrance Door, Feature Porthole Style Window, Doors Leading To The Living Room, Dining Room & Kitchen, Radiator, Laminate Flooring, Staircase To First Floor Landing.

Living Room/Office

uPVC Double Glazed Bow Window To The Front Aspect, Laminate Flooring, Radiator.

Dining Room/Family Room

uPVC Double Glazed Bi-Folding Doors Lead To The Rear Garden, Laminate Flooring, Radiator.

Kitchen

Fitted With A Range Of High Gloss Base, Wall And Drawer Units, Work Surface Incorporating A Composite Sink Unit With Mixer Tap, Freestanding Cooker, Space For A Fridge Freezer & Washing Machine, Integrated Dishwasher, Recessed Spotlights To The Ceiling, Tiled Flooring, Composite Half Stable Door, Radiator, uPVC Double Glazed Windows X2.

First Floor Landing

Doors Leading To The Family Bathroom & Three Bedrooms, Loft Access Via Hatch - Pull Down Timber Ladder.

Master Bedroom

uPVC Double Glazed Window To The Rear Aspect With Stunning Views, Door Leading To The Walk-In Closet, Door Leading To The En-Suite Shower Room, Radiator.

En-Suite Shower Room

Fully Tiled, Double Length Walk In Shower, Vanity Unit With Wash Hand Basin, Chrome Ladder Style Towel Radiator, Recessed Spotlights To The Ceiling.

Walk-In Closet

Clothes Hanging Rail.

Bedroom Two

uPVC Double Glazed Window To The Front Aspect, Radiator.

Bedroom Three

uPVC Double Glazed Window To The Front Aspect, Radiator.

Family Bathroom

Fully Tiled, Fitted With A White Three-Piece Suite Comprising Bath, W.C, Vanity Unit With Wash Hand Basin, Radiator, Recessed Spotlights To The Ceiling, Cupboard Housing The Combi Boiler, uPVC Double Glazed Window.

Summerhouse/Outbuilding

Power, Ventilation, Recesses Spotlights To Ceiling, Paved Flooring, uPVC Double Glazed Bi-Folding Doors. The Hot Tub Is Negotiable, Not Necessarily Included In The Sale.

Energy Performance Rating: D

Since Purchase Of The Property In 2017. The Property Has Undergone Upgrades Which May Have Increased The EPC Rating. The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: B

Council Tax Estimate £1,663

Disclaimer:

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

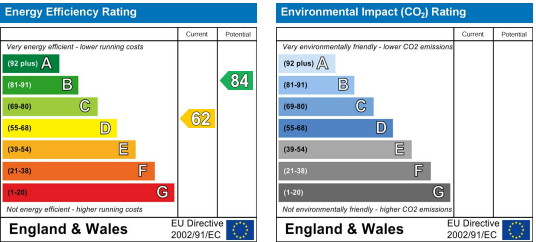
Area Map



Floor Plans



Energy Efficiency Graph



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