



**Ravensworth Grove, Stockton-On-Tees,**

**TS18 5PP**

**3 Bed - House - Semi-Detached**

**Offers In The Region Of £165,000**

**EPC Rating null**

**Council Tax Band B**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

SEMI DETACHED HOUSE. THREE BEDROOMS. SOUGHT AFTER AREA. RECENTLY REFURBISHED. NEWLY DECORATED. NEW FLOORING THROUGHOUT. REFITTED KITCHEN. REFITTED BATHROOM. GARAGE. SOUTH FACING REAR GARDEN. OFF STREET PARKING. VIEWING HIGHLY RECOMMENDED. NO ONWARD CHAIN.

We are pleased to offer for sale a superb three bedroome semi detached house which must be viewed internally to be appreciated fully. Presented in immaculate decorative order throughout the property offers family sized accommodation with the benefit of gas central heating and uPVC double glazing. A particular feature of the property is the recently refitted kitchen and bathroom. Located in a pleasant cul de sac location in the sought after Hartburn area of Stockton close to local shops, schools for all age groups, regular bus services to the town centre and the A66 trunk road. With newly laid flooring and carpets throughout the accommodation briefly comprises: Entrance Porch, spacious Lounge with Adam style fireplace, refitted Kitchen/ Dining Room with built in oven hob and French doors to the rear garden, Landing, three Bedrooms and refitted Bathroom/WC with a white suite. Externally there is a front garden, attached garage, concrete print driveway providing off street parking and a south facing rear garden with paved patio area.

#### **GROUND FLOOR:**

##### **ENTRANCE PORCH**

Double glazed entrance door and two double glazed windows to the front and side elevations. Wood effect laminate flooring and double glazed inner door leading to the lounge.

##### **LOUNGE**

13'10 x 13' increasing to 16'2 (4.22m x 3.96m increasing to 4.93m)

Double glazed window to the front elevation fitted with a vertical blind. Attractive wall mounted Adam style fireplace with marble effect back and hearth and pebble effect electric fire. Tv aerial point, two central heating radiators, ceiling coving, ceiling rose and ceiling mounted light fitting. Staircase giving access to the first floor and panelled and half glazed door leading to the kitchen/ dining room.

##### **KITCHEN/DINING ROOM**

16'2 x 10'2 (4.93m x 3.10m)

Double glazed window to the rear elevation. Recently refitted with an excellent range of Shaker style wood effect floor, wall and drawer units with fitted work surfaces having a tiled splashback surround incorporating a single drainer stainless steel sink unit with mixer tap. Built in double oven and four ring gas hob with stainless steel extractor hood above. Space and plumbing for a washing machine and space for a table and chairs. Built in storage cupboard, central heating radiator and ceiling coving. Double glazed French doors to the rear elevation leading to the rear garden.

#### **FIRST FLOOR LANDING**

Double glazed window to the side elevation. Access to the loft and panelled doors leading to three bedrooms and bathroom/WC.

##### **BEDROOM 1**

14' x 9'4 increasing to 10'4 (4.27m x 2.84m increasing to 3.15m)

Double glazed window to the front elevation fitted with a vertical blind. Ceiling coving and central heating radiator.

##### **BEDROOM 2**

10'2 x 10'4 narrowing to 7'4 (3.10m x 3.15m narrowing to 2.24m)

Double glazed window to the rear elevation. Built in cupboard with wall mounted gas combi boiler. Ceiling coving and central heating radiator.

##### **BEDROOM 3**

9'4 x 6'8 including stair head (2.84m x 2.03m including stair head )

Double glazed window to the front elevation. Built in storage cupboard, ceiling coving and central heating radiator.

##### **BATHROOM/WC**

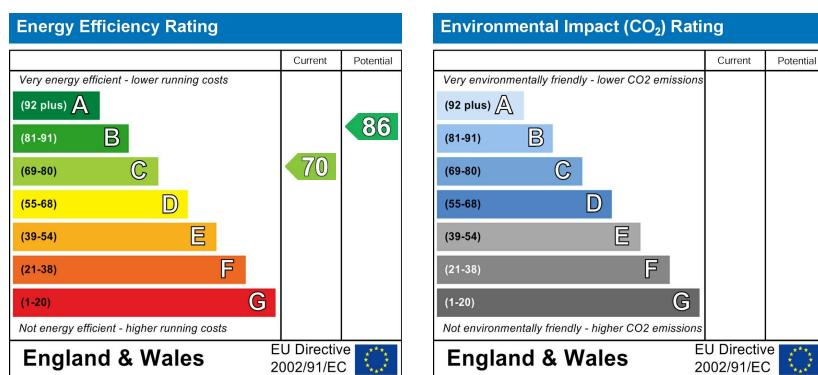
6'10 x 5'6 increasing to 8'8 (2.08m x 1.68m increasing to 2.64m)

Double glazed window to the rear elevation. Refitted white suite comprising of a panelled bath with mixer tap, shower cubicle with wall mounted electric shower, pedestal washbasin and low level wc. Part ceramic tiling to the walls, tiled flooring, ceiling coving and central heating radiator.

#### **OUTSIDE**

Front garden enclosed by timber fencing laid to lawn with established shrubs. Concrete print driveway providing off street parking facilities and leading to an attached garage 16'2 x 7'10 with up and over door, electric light, power points and double glazed door to the rear leading to the rear garden. South facing rear garden enclosed by timber fencing mainly laid to lawn with paved patio area, external light and water tap.





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