



ROBINSONS TEES VALLEY are delighted to market this chain free Victorian semi detached property, having undergone recent refurbishment.

The home briefly comprises of entrance hallway, WC, lounge, kitchen/diner with bi-folding doors opening on to west facing rear garden, with sandstone patio area. To the first floor three great sized bedrooms and a refitted bathroom. Externally benefiting from a block paved driveway providing off street parking.

Situated in Grangefield, Stockton-on-Tees area that offers local shops, schools and good transport links. This lovely home is a must to be viewed.

For a viewing contact ROBINSONS TEES VALLEY Estate agents

In Association with SMITH & FRIENDS Ltd.

Grays Road, Stockton-On-Tees, TS18 4LW

3 Bedroom - House - Semi-Detached

£235,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Grays Road, Stockton-On-Tees, TS18 4LW

Lounge
15'5 x 13'5 (4.70m x 4.09m)

Kitchen Diner
13'0 x 19'8 open to 5'10 x 16'10 (3.96m x 5.99m open to 1.78m x 5.13m)

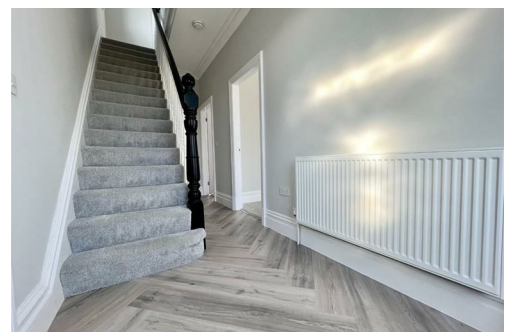
WC
4'3 x 2'6 (1.30m x 0.76m)

Bedroom
12'4 x 12'6 (3.76m x 3.81m)

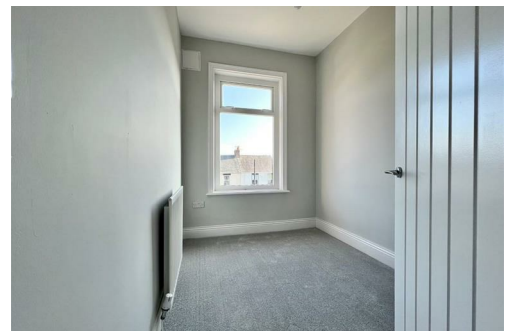
Bedroom
12'3 x 13'5 (3.73m x 4.09m)

Bedroom
8'10 x 6'9 (2.69m x 2.06m)

Bathroom
8'9 x 5'5 (2.67m x 1.65m)



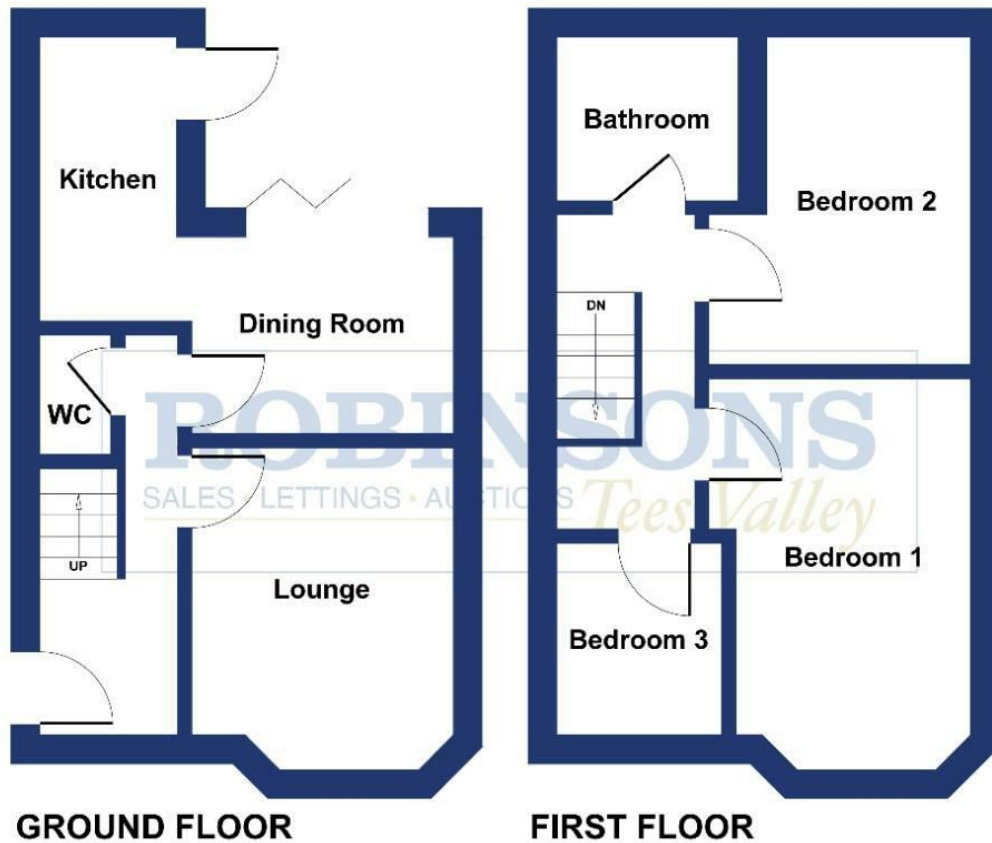
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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Grays Road



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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