



*** NO FORWARD CHAIN – BEAUTIFULLY REFURBISHED & EXTENDED FAMILY HOME ***

An impressive THREE BEDROOM DETACHED FAMILY HOME occupying a desirable position in the highly sought-after Hartburn area. Having been thoughtfully extended to the rear and recently refurbished throughout, this stunning property offers spacious, modern accommodation perfectly suited to family living. Improvements include a stylish refitted kitchen, contemporary family bathroom and new carpets, creating a superb TURNKEY HOME READY TO MOVE STRAIGHT INTO.

Offered for sale with NO FORWARD CHAIN, the property is competitively marketed with a quick sale in mind, making this an excellent opportunity for buyers seeking a beautifully presented home in a popular residential location.

The internal accommodation briefly comprises a welcoming, light and airy entrance hallway with useful storage cupboard and access to a spacious lounge positioned to the front of the property. Undoubtedly the heart of the home is the impressive extended open plan dining and snug area, providing a fantastic space for everyday family living and entertaining. The modern fitted kitchen features an attractive range of units and integrated dishwasher, whilst the property also benefits from an integral garage.

Ravensworth Grove, Stockton-On-Tees, TS18 5PP

3 Bed - House

£235,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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Entrance Hallway

1 x front double glazed window, flooring and storage cupboard.

Lounge

1 x front double glazed window, carpet flooring, stairs to upper, spot lights, wall lights and 1 x radiator.

Diner

Open plan with kitchen/snug. Flooring, wall radiator, archway to snug/reception room.

Snug/Reception Room

Flooring, rear double glazed window, radiator and side double glazed double doors.

Kitchen

integral door to garage, flooring, dishwasher, oven, electric hob, rear double glazed window and spotlights.

Landing

Carpet flooring, radiator and double glazed window.

Bathroom

Double glazed window, heated towel rail, w/c, wash hand basin, bath and shower.

Bedroom

Carpet flooring, double glazed window and radiator

Bedroom

Carpet flooring, double glazed window, radiator and storage cupboard.

Bedroom

Carpet flooring, double glazed window and radiator



Approximate total area⁽¹⁾
1043 ft²
97 m²
Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

Calculations reference the RICS (HWS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		
England & Wales		
EU Directive 2002/91/EC		

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