



In need of some TLC this spacious property has come to the market with no forward chain. The property would be a fantastic first time buy or investment purchase. Comprising of an entrance hallway, two reception rooms, kitchen, utility and cloakroom on the ground floor. The upper level offers three excellent sized bedrooms and a modern bathroom. External: The rear garden is more than generous, mainly laid to lawn and would make a great project. Location: Windermere Road is situated close to schools, shops and local amenities. Please call Smith & Friends Estate Agents on 01642 607555 to arrange a viewing.

**Windermere Road, Grangefield, Stockton-On-Tees, TS18 4NA**

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

**Chain Free £140,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**





# Windermere Road, Stockton-On-Tees, TS18 4NA

**ENTRANCE HALLWAY**  
uPVC double glazed side entrance door, radiator, under stairs cupboard.

**CLOAKROOM**  
2'11 x 7'1 (0.89m x 2.16m)  
Double glazed window to rear aspect, WC, radiator.

**LOUNGE**  
12' x 14'11 (3.66m x 4.55m)  
Double glazed window to front aspect, carpet, radiator.

**DINING ROOM**  
9'8 x 12'5 (2.95m x 3.78m)  
Double glazed window to front aspect, double glazed window to rear aspect, carpet, radiator.

**KITCHEN**  
13'3 x 9'11 (4.04m x 3.02m)  
Double glazed window to rear aspect, uPVC door to rear aspect, partly tiled.

**UTILITY**  
4'11 x 5'5 (1.50m x 1.65m)  
Double glazed window to rear aspect, radiator, gas boiler.

**LANDING**  
Double glazed window to side aspect, carpet.

**BEDROOM ONE**  
11'11 x 15' (3.63m x 4.57m)  
Double glazed window to front aspect, radiator, carpet.

**BEDROOM TWO**  
9'9 x 12'6 (2.97m x 3.81m)  
Double glazed window to front aspect, radiator, carpet.

**BEDROOM THREE**  
9'6 x 11'11 (2.90m x 3.63m)  
Double glazed window to rear aspect, radiator, carpet, storage cupboard.

**BATHROOM**  
Fully tiled bathroom with two double glazed windows to rear aspect, bath, wash hand basin, WC, loft access, radiator.



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		83
(81-91) B		
(69-80) C		70
(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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