



RARELY AVAILABLE. OUTSTANDING SEMI DETACHED HOUSE. THREE BEDROOMS. TWO BATHROOMS. UTILITY ROOM. CONSIDERABLY EXTENDED ON THE GROUND FLOOR. REFURBISHED TO A HIGH STANDARD. OFF STREET PARKING. BEAUTIFUL LANDSCAPED REAR GARDEN. SUPERB GARDEN ROOM/ BAR. VIEWING HIGHLY RECOMMENDED.

In recent years the property has been refurbished to the very highest of standards and the accommodation is deceptively spacious on the ground floor with a full width extension to the rear and full length extension to the side. Presented in immaculate decorative order throughout with all fitted carpets, floor coverings and blinds included in the sale. A particular feature of the property is the large open plan Kitchen/ Family/ Dining Room to the rear with bi fold doors leading to the landscaped rear garden. The loft is fully boarded with a velux window and creates additional space suitable for a variety of uses.

Located off The Green approximately one mile from Thornaby town centre, close to lovely walks along the River Tees. Walking distance of local shops, schools for all age groups and regular bus services to both Thornaby and Stockton Town Centres. An excellent network of roads including the A66 and A19 provide easy access to the surrounding residential and commercial areas.

The property offers deceptively spacious family sized accommodation with the benefit of gas central heating and upvc double glazing. In recent years both the kitchen and bathroom have been refitted.

The accommodation briefly comprises: Entrance Hall with spindle staircase and Karndean flooring, Lounge with deep bay window and superb marble effect fireplace with living flame electric fire, large open plan Kitchen/ Family/ Dining Room with bi fold doors to the rear, a luxury fitted kitchen with integrated appliances, lovely fireplace with wood burning stove and Karndean flooring, Utility Room with fitted floor and wall units, fitted worktops and two velux windows, ground floor Shower Room/ wc with luxury white suite.

Richardson Road, Stockton-On-Tees, TS17

8QG

3 Bedroom - House - Semi-Detached

£240,000

EPC Rating:

Tenure: Freehold

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Richardson Road, Stockton-On-Tees, TS17 8QG

GROUND FLOOR

HALL

LOUNGE

14'6 into bay window x 12'2 into alcoves (4.42m into bay window x 3.71m into alcoves)

KITCHEN/DINING/FAMILY ROOM

20'4 x 18'8 narrowing to 16'4 (6.20m x 5.69m narrowing to 4.98m)

UTILITY ROOM

14'4 x 5'0 maximum measurement (4.37m x 1.52m maximum measurement)

SHOWER ROOM/WC

11'2 x 5'0 (3.40m x 1.52m)

FIRST FLOOR

LANDING

BEDROOM 1

14'10 into bay window x 11'4 including wardrobes (4.52m into bay window x 3.45m including wardrobes)

BEDROOM 2

12'4 x 11'4 including wardrobes (3.76m x 3.45m including wardrobes)

BEDROOM 3

7'0 x 6'10 (2.13m x 2.08m)

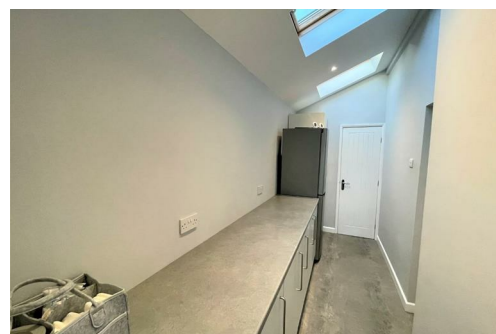
BATHROOM/WC

6'10 x 6'2 (2.08m x 1.88m)

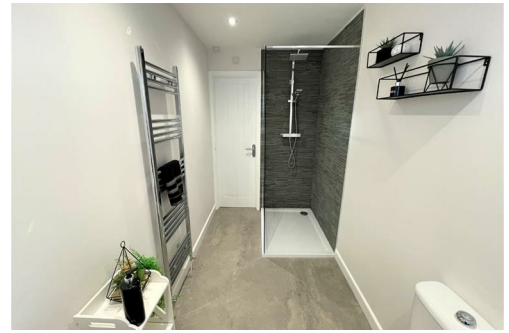
OUTSIDE

Front garden enclosed by a brick wall and timber fencing. Laid to lawn with slate borders, external light and driveway providing off street parking. Paved footpath to the side with timber gate leading to the rear garden. Paved storage area with water tap, iron gates to the rear garden and access to the original garage/ store with Upvc double glazed french doors to the front and double glazed side door to garden. Beautiful landscaped rear garden enclosed by timber fencing with external lighting. Either paved, slate or decked patio areas creating a lovely outside entertaining space.

Timber Garden Room/ Bar 20'8 x 9'6 with double glazed french doors and bow window to the front elevation. Part wood panelled walls, exposed floorboards, wood burning stove on a stone hearth, tv aerial point, electric light and power points. Bar area with Belfast ceramic sink, timber bar with drinks optics, shelving, cupboards and two fridges.



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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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Richardson Road

Approximate Gross Internal Area
1244 sq ft - 116 sq m



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. 2022

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		

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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