This spacious and well-presented three-bedroom property has recently come to the market with Smith & Friends Estate Agents and offers an excellent opportunity for a range of buyers. One of the standout features of the home is the attractive rear garden, which benefits from a desirable south-facing aspect. Designed for low maintenance, the garden includes an artificial lawn and a patio seating area, with doors providing direct access into the property—ideal for both relaxing and entertaining.

Internally, the accommodation is thoughtfully arranged. The ground floor comprises a welcoming entrance hallway leading into a bright and open-plan lounge/dining area, creating a versatile and sociable living space. Completing the ground floor is a modern galley-style fitted kitchen.

To the first floor, the property provides three well-proportioned bedrooms, making it suitable for families, professionals, or sharers. The upper level is further enhanced by a contemporary family bathroom, fitted with modern fixtures and featuring dual shower facilities for added convenience.

Ideally located, the property is situated close to a variety of local shops, schools, and amenities, as well as offering good transport links. This home would make an excellent first-time purchase or a buy-to-let investment, with strong rental demand in the area and the potential for an attractive yield return.

Grange Road, Stockton-On-Tees, TS17 6LU
3 Bed - House - Terraced
£99,950
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

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ENTRANCE HALLWAY

LOUNGE
Double glazed bay window to front aspect, flooring, radiator, coved ceiling, archway to diner.

DINER
Double glazed window to rear aspect, double glazed doors to rear aspect, coved ceiling, radiator, flooring.

KITCHEN
Double glazed window to rear aspect, electric hob, tiled flooring, stainless steel sink and drainer, partly tiled, double glazed door to rear aspect.

LANDING
Carpet, loft access to fully boarded loft, storage cupboard.

BEDROOM ONE
Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO
Double glazed window to rear aspect, carpet, storage cupboard, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

BATHROOM
Fully tiled bathroom with bath, dual aspect shower, wash hand basin, WC, spot lights, flooring, double glazed window to rear aspect.

EXTERNAL
The south facing rear garden is astro turf with enclosed patio area. Gate to rear leading to alleyway.

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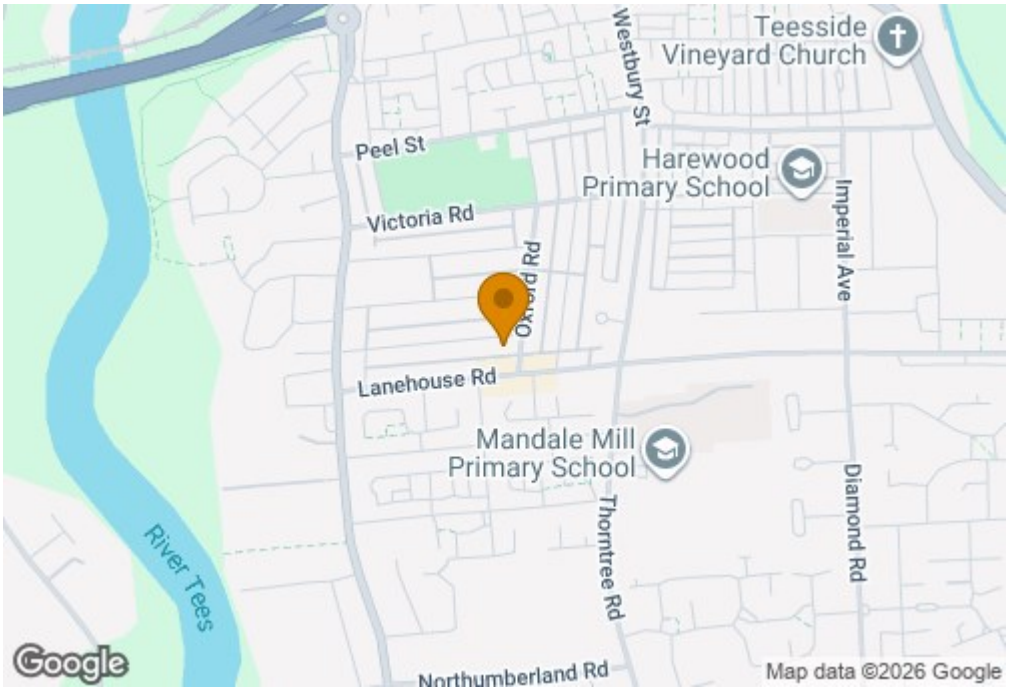

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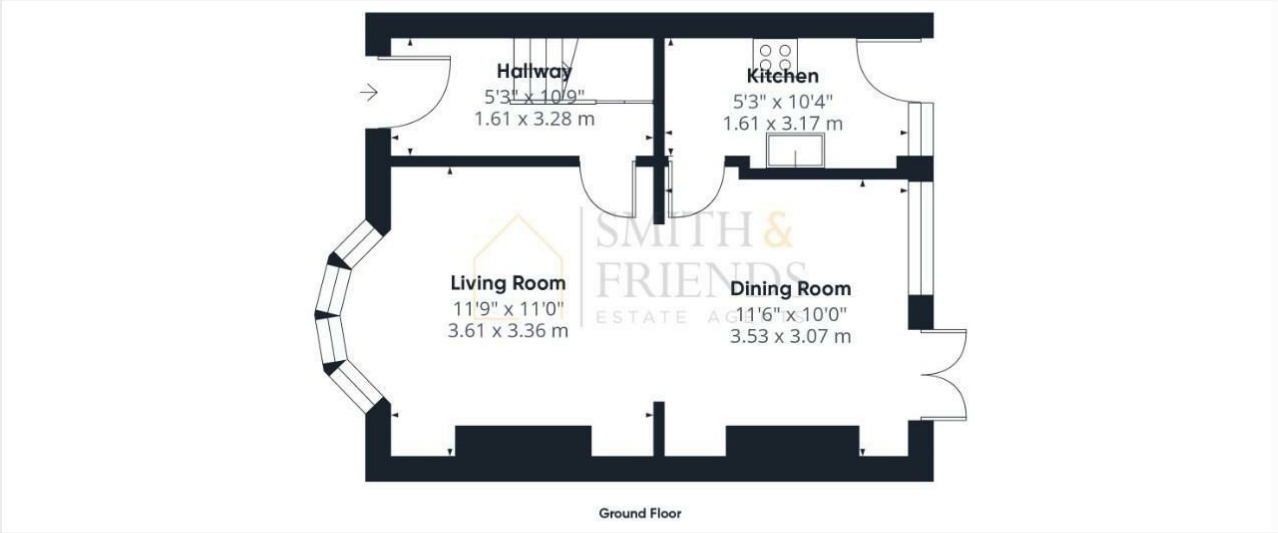

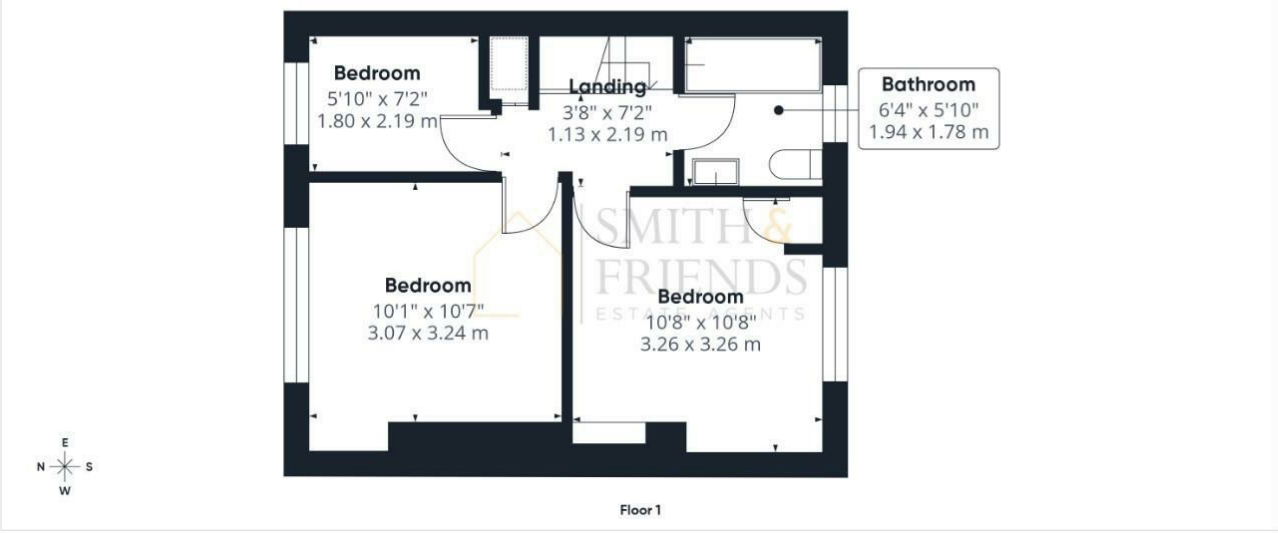

Approximate total area(1)
697 ft²
64.7 m²

(1) Excluding balconies and terraces

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

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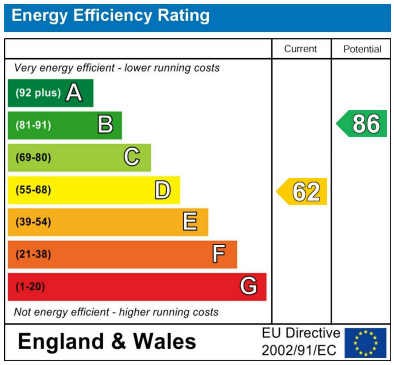

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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