



Oxbridge Lane, Stockton-On-Tees, TS18

5AB

3 Bed - House - Semi-Detached

Offers In The Region Of £269,950

EPC Rating null

Council Tax Band D

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

SEMI DETACHED HOUSE. THREE BEDROOMS. MUCH LOVED FAMILY HOME. SOUGHT AFTER LOCATION. CLOSE TO AMENITIES. EXTENDED TO THE REAR. REFITTED KITCHEN. LARGE GARAGE. EXCELLENT OFF STREET PARKING. BEAUTIFUL SOUTH FACING REAR GARDEN. VIEWING HIGHLY RECOMMENDED. MUST BE SEEN.

This superb three bedroom semi detached house must be viewed internally to be appreciated fully. Extended on the ground floor to the rear the property offers superb family sized accommodation with a beautiful south facing rear garden. The property is presented in good decorative order throughout with a refitted kitchen, fitted utility room and ground floor cloakroom/WC. Located on a corner plot between Oxbridge Lane and Preston Road in a sought after residential area approximately one and a half miles from Stockton Town Centre. Within walking distance of local shops, on a bus route, schools for all age groups and only a stones throw away from Ian Ramsey CE Academy. With the benefit of gas central heating and uPVC double glazing the accommodation briefly comprises: spacious Entrance Hall with spindle staircase, 28' open plan Lounge/ Dining Room with Adam style fireplace and French doors to the rear garden, Breakfast Room, refitted Kitchen with integrated appliances, fitted Utility Room, ground floor Cloakroom/ WC, Landing, three Bedrooms - two with fitted wardrobes and Bathroom/ WC. Externally there is an enclosed front garden, driveway providing off street parking, large attached brick garage and a beautiful south facing rear garden with large paved patio area. An internal inspection is highly recommended to appreciate the property fully.

GROUND FLOOR

ENTRANCE HALL

Leaded half glazed timber entrance door to the front elevation. Double glazed window to the side elevation. Spindle staircase to the first floor with storage cupboard below with electric light and double glazed window to the side elevation. Central heating radiator with decorative cover, wall light, ceiling coving and panelled and half glazed doors leading to the lounge/ dining room and breakfast room.

LOUNGE/DINING ROOM

27'10" into bay windows x 13'4" narrowing to 11'10" (8.48m into bay windows x 4.06m narrowing to 3.61m)

Double glazed bay window to the front elevation. Attractive wall mounted Adam style fireplace with marble effect back and hearth with living flame gas fire. Tv aerial point, two central heating radiators, ceiling coving and two wall lights. Double glazed bay window to the rear elevation with French doors leading to the rear garden.

BREAKFAST ROOM

9'8x7'10 (2.95mx2.39m)

Double glazed window to the side elevation. Telephone point, central heating radiator, ceiling coving and fitted corner cupboard with shelving above. Square archway leading to the kitchen.

KITCHEN

11'0x7'10 (3.35mx2.39m)

Double glazed window to the side elevation. Fitted with an excellent range of floor, wall and drawer units in cream with chrome handles

with fitted work surfaces having a tiled splashback surround and incorporating a single drainer resin sink unit with mixer tap. Built in double oven, four ring gas hob, extractor hood and fridge. Attractive ceramic tiled walls and floor, central heating radiator and spot lights to the ceiling. Panelled and half glazed door leading to the utility room.

UTILITY ROOM INCLUDING CLOAKROOM/WC

9'2x7'10 (2.79mx2.39m)

Double glazed window to the rear elevation. Fitted floor and drawer units in cream and chrome with fitted work surfaces and Belfast ceramic sink with mixer tap. Space and plumbing for a washing machine and space for a freezer. Attractive ceramic half tiled walls and floor, central heating radiator and ceiling coving. Panelled door leading to cloakroom/ WC.

CLOAKROOM/WC

Fitted with a white low level WC. Attractive ceramic half tiled walls and floor, ceiling coving and extractor fan.

FIRST FLOOR

LANDING

Double glazed window to the side elevation. Access to the loft and panelled doors leading to three bedrooms and bathroom/ wc.

BEDROOM 1

14'6" into bay window 11'10" (4.42m into bay window 3.61m)

Double glazed bay window to the front elevation. Excellent range of fitted wardrobes, central heating radiator and ceiling coving.

BEDROOM 2

12'6x11'10 (3.81mx3.61m)

Double glazed window to the front elevation. Excellent of fitted wardrobes, drawers and matching dressing table. Central heating radiator and ceiling coving.

BEDROOM 3

8'2x7'8 (2.49mx2.34m)

Double glazed window to the front elevation. Central heating radiator and ceiling coving.

BATHROOM/WC

7'8x6'4 (2.34mx1.93m)

Double glazed window to the side elevation. Coloured suite comprising of a bath, shower cubicle, pedestal washbasin and low level WC. Ceramic tiled walls, central heating radiator, ceiling coving and spot lights to the ceiling.

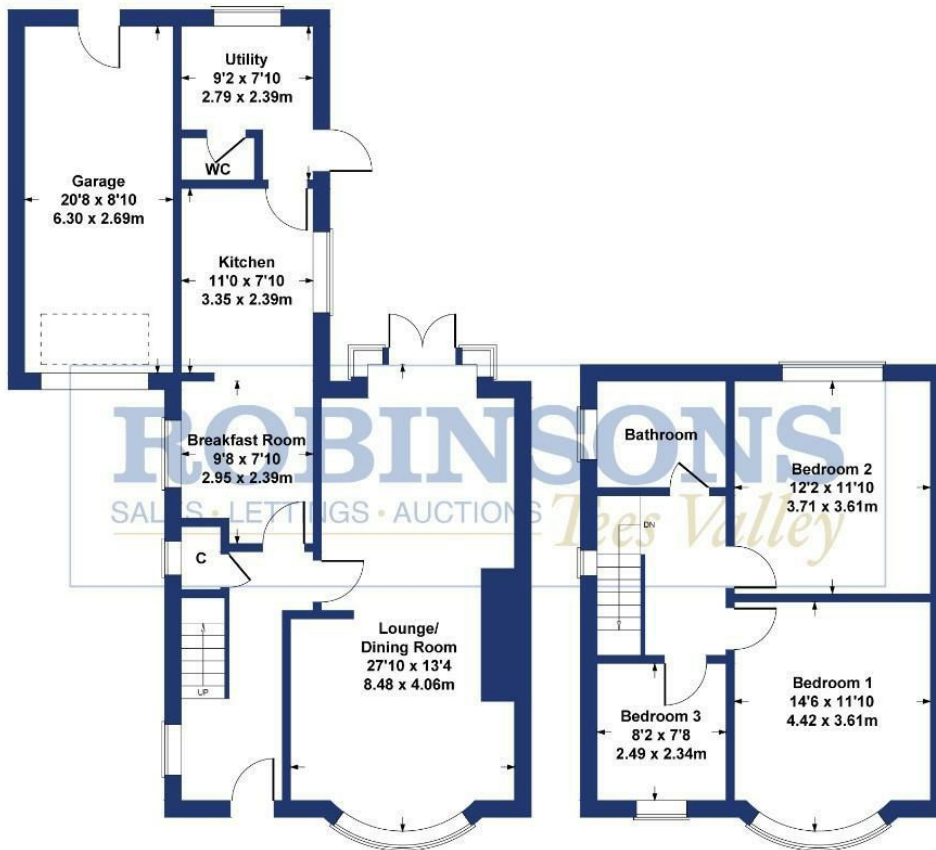
OUTSIDE

Low maintenance front garden enclosed by a brick wall and timber fencing with established shrubs and external light. Driveway for several vehicles screened by a brick wall. Wrought iron entrance gate to the side with paved footpath and timber gate to the rear garden. Attached brick garage 20'8 x 8'10 with up and over door, loft storage, electric light, power points, gas combi boiler and double glazed entrance door to the rear elevation leading to the rear garden. South facing rear garden enclosed by a brick wall and timber fencing mainly laid to lawn with established shrubs, large paved patio area and external light.



Oxbridge Lane

Approximate Gross Internal Area
1373 sq ft - 128 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	77

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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