



## Richmond Road, Oxbridge, Stockton-On-Tees, TS18 4DT

Enjoy generous living space with this well presented semi-detached home, situated at the end of Richmond Road with Ropner Park on the doorstep. A range of shops and local amenities are also within easy reach.

The ground floor features a large and welcoming entrance hall leading to a spacious bay-fronted lounge with a working open fire and internal bifold doors that open into a bright, modern kitchen/dining/family room. This impressive space includes high-gloss units and integrated appliances such as a fridge freezer, microwave, double oven, warming drawer, dishwasher, five-ring hob, and a wine cooler. A multi-fuel log burner adds a cosy touch, and patio doors lead out to the garden. A utility room and downstairs WC complete the ground floor.

Upstairs, you'll find four generously sized bedrooms. The main bedroom features fitted wardrobes by Sharps, while bedroom two also includes fitted wardrobes. The family bathroom is well-appointed with both a separate bath and shower, and there's an additional shower room for convenience. Additional benefits include gas central heating, double glazing, and many original internal doors that add character throughout.

Outside, the rear garden offers a mix of lawn and patio, plus a covered seating area ideal for relaxing or entertaining. A versatile summer house with power and a log burner could serve as a home office, playroom or a garden retreat.

To the front, there's ample off-street parking, a single garage, and a well-maintained garden.

£318,500



4



2



2





## HALL

## LOUNGE

26'5" x 12'9" (8.05m x 3.89m)

## KITCHEN/DINING ROOM

16'1" x 13'10" (4.90m x 4.22m)

## FAMILY ROOM

10'3" x 9'1" (3.12m x 2.77m)

## UTILITY ROOM

4'5" x 4' (1.35m x 1.22m)

## DOWNSTAIRS WC

4'5" x 2'9" (1.35m x 0.84m)

## LANDING

## BEDROOM ONE

12' x 11'7" (3.66m x 3.53m)

## BEDROOM TWO

11'11" x 9'9" (3.63m x 2.97m)

## BATHROOM

11'3" x 7'10" (3.43m x 2.39m)

## BEDROOM THREE

13'2" x 7'3" (4.01m x 2.21m)

## BEDROOM FOUR

10'7" x 7'4" (3.23m x 2.24m)

## SHOWER ROOM

4' x 3' (1.22m x 0.91m )

## SUMMER HOUSE

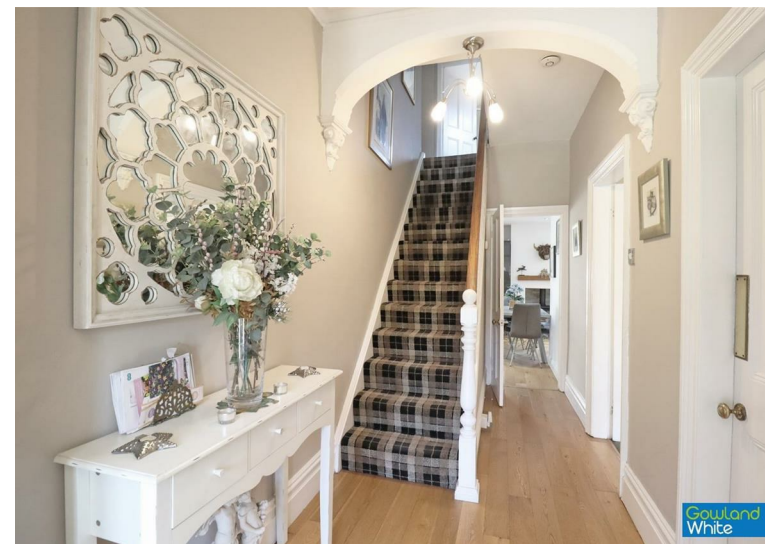
11'7" x 7'7" (3.53m x 2.31m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

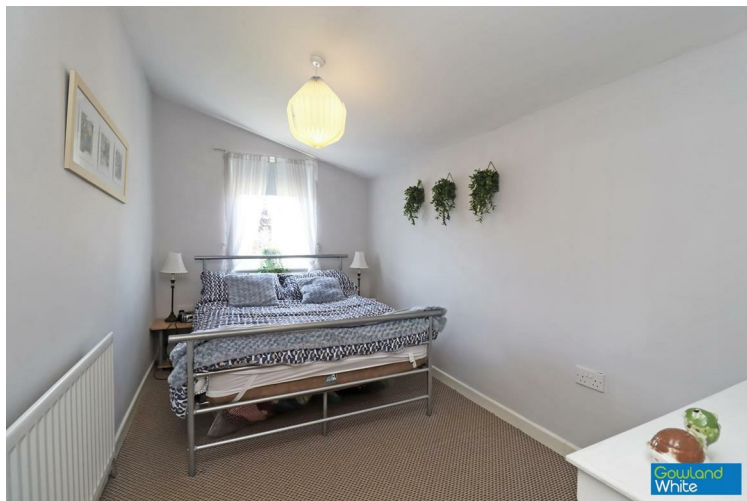








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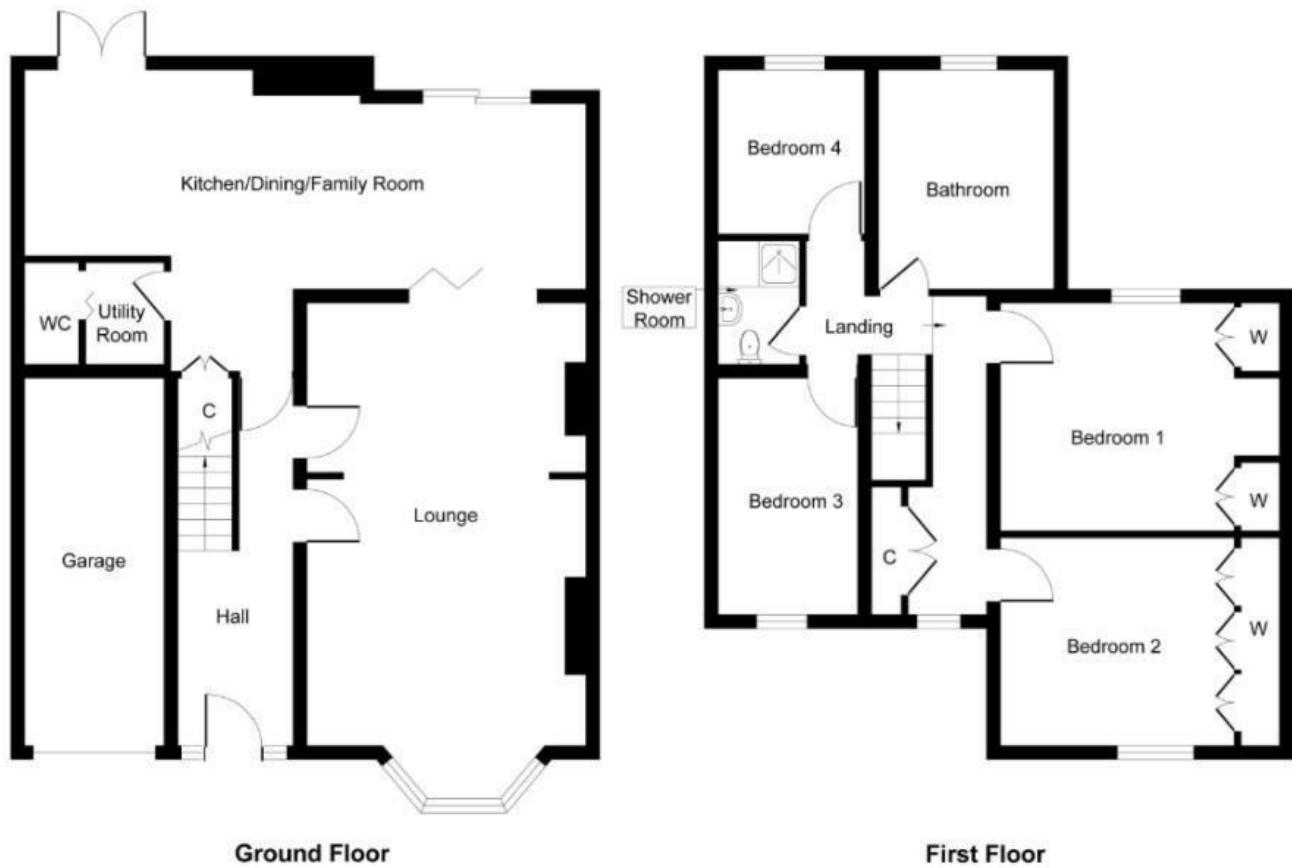
Tel: 01642 615657





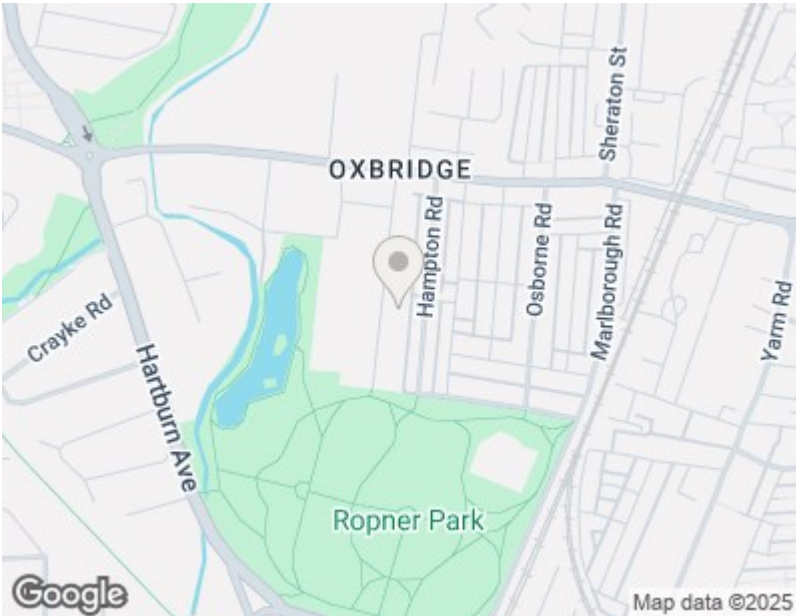


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	56	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**VIEWING**  
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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