



## Stanhope Road, Grangefield, Stockton-On-Tees, TS18 4LS

This is an outstanding 4 bedroom mature semi detached house which has been upgraded and extended to a high standard. You enter the beautifully presented accommodation via a traditional entrance hall, leading to the lounge with deep bay window. An open plan layout family/dining room flows through to the bright kitchen which features six Velux windows to add plenty of natural daylight. The kitchen comes with a seven burner range cooker, integrated fridge, freezer and dishwasher. There is Amtico flooring to this area and to the entrance hall. On the first floor there are three bedrooms (two with wardrobes) and a family shower room. Moving up to the second floor you will find a spacious master bedroom with en-suite shower room. Noteworthy features include a gas central heating system with modern high specification Worcester boiler, double glazing and with shutters to several windows.

The high standards on offer continue outside. The landscaped front garden features winding block paved paths, shrubs and artificial lawns for low maintenance, leaving enough space for an enclosed drive, tucked away behind a modern gated access. Established boundary screening helps with privacy. The enclosed south facing side garden is a real highlight, designed with low maintenance paving, established shrubs, a modern glazed canopy, with self-cleaning glass, allowing the use of this beautiful outside space even when the weather may not be perfect. Further parking is available on a rear drive, leading to the single garage with remote operated electric door.

Stanhope Road is a pleasant tree lined street in situated in a popular residential area within easy access of local schooling, Stockton Sixth Form College and a Sainsburys Supermarket.

£285,000

 4  2  1 

## HALL

### LOUNGE

14'10" x 13'1" (4.52m x 3.99m)

### KITCHEN/DINING ROOM

24'10" x 19'1" > 7'6" (7.57m x 5.82m > 2.29m)

### FIRST FLOOR LANDING

### BEDROOM TWO

12'3" x 11'10" (3.73m x 3.61m)

### BEDROOM THREE

12'3" x 11'3" (3.73m x 3.43m)

### BEDROOM FOUR

7'11" x 6'9" (2.41m x 2.06m)

### SHOWER ROOM

6' x 5'11" (1.83m x 1.80m)

### SECOND FLOOR LANDING

### BEDROOM ONE

16'11" x 12'9" (5.16m x 3.89m)

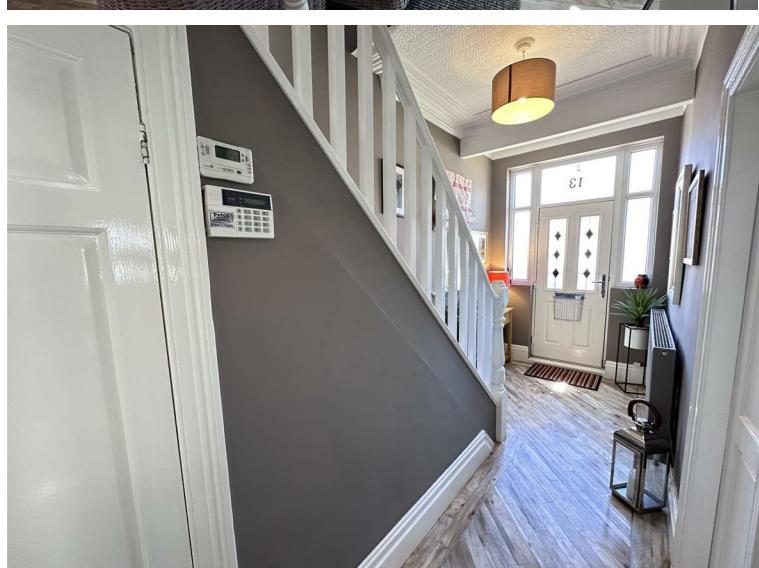
### ENSUITE

6'11" x 6'8" (2.11m x 2.03m )

### 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.





Tel: 01642 615657

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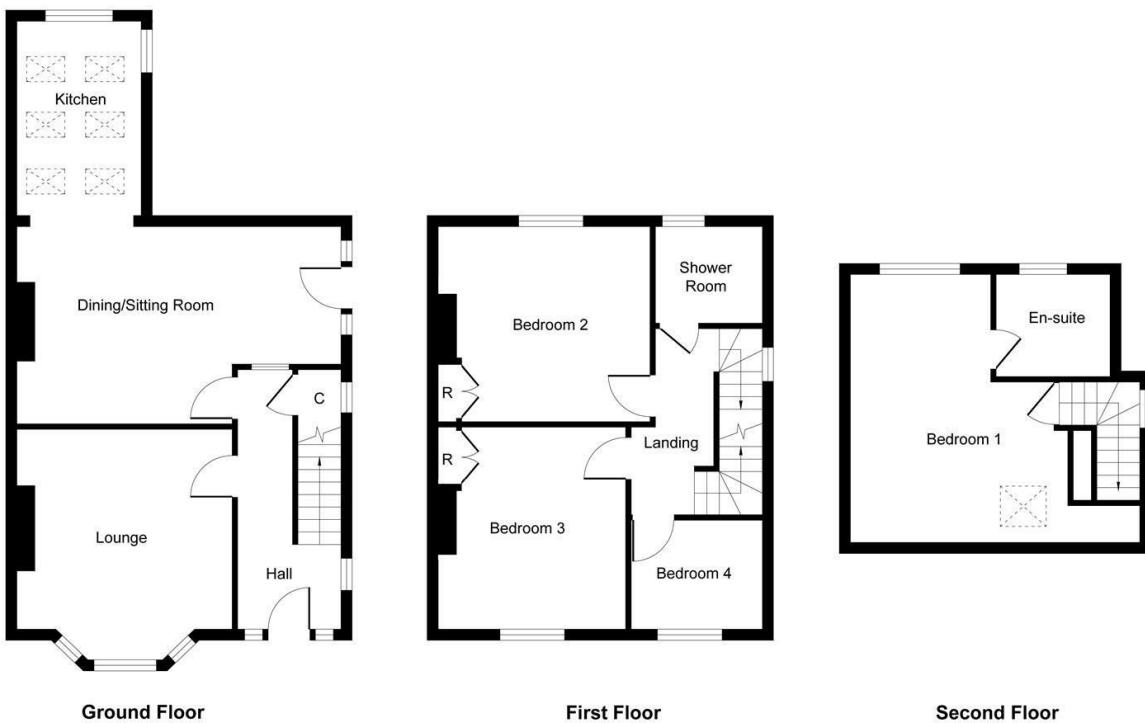
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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 | 75      |           |
| (39-54)                                     | E | 64      |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| 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 |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |

## VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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