



Stanhope Road
, TS18 4LS

Offers over
£300,000

Energy Rating : D



Stanhope Road

Description

This lovingly cared for and characterful Four Bedroom Semi-Detached House is an absolute gem of a property that only truly reveals itself upon inspection.

The beautifully presented accommodation has been extended to provide accommodation over three floors and is ideal for a family to grow into. The interior boasts gas central heating, uPVC double glazing, window shutters, the heart of the home - a semi open plan living/dining/kitchen area with a multi-fuel burner, a multi-fuel range and garden access, a welcoming bay fronted sitting room, three first floor bedrooms (one en-suite), a smart white family bathroom and a principal second floor bedroom with a bathroom ensuite.

There is also a useful side passageway which gives front to back access. Outside there is off road parking and a generous sized & well laid out rear garden with seating areas, sauna, hot tub and a summerhouse with power/light.

Another notable feature is a separate annex (currently used for a business) with a shower room - this space is ideal for a guest suite, studio, office or a gym etc - the choice of use would be yours. The location is much favoured as it provides easy access to the town centre with its wide range of facilities and amenities together with excellent road links to the business areas of Teesside. This warm and inviting home definitely merits your time for a viewing so please call now

Ground Floor Accommodation

Hallway 16' 9" x 6' 6" (5.10m x 1.98m)

Composite entrance door with an adjacent window, coved ceiling, radiator and a delph rack. Storage cupboard. Connecting door to:-

Side Passageway 33' 1" x 4' 2" (10.08m x 1.27m)

Front and rear upvc double glazed access doors. Lighting.

Sitting Room 15' 10" x 12' 5" (4.82m x 3.78m)

Front aspect upvc double glazed bay window, wood floor, double radiator, coved ceiling, picture rail, alcoves with base cupboards and glass display shelving. Period style cast iron fireplace which incorporates a living flame gas fire. Feature panelling to one wall.

Semi Open Plan Living/Dining/Kitchen Area 25' 6" x 18' 10" (7.77m x 5.74m)

The kitchen area has an attractive range of wall and base units with cupboards, drawers, wood effect worktops and a display cabinet with lighting. Multi-range, white porcelain one and a half single drainer and unit with a mixer tap, integrated dishwasher and a carousel which provides excellent storage. Space for a fridge freezer, undercounter freezer, pull out larder and a feature exposed brick wall. Floor to ceiling inglenook fireplace with a raised brick hearth and incorporates a multi-fuel stove, part slate flooring, two radiators, dual aspect upvc double glazed windows, two double glazed velux roof windows and upvc double glazed bi-fold doors to the rear garden.

First Floor Accommodation

Landing

Radiator.

Bedroom 2 12' 7" x 11' 11" (3.83m x 3.63m)

Period style fireplace, alcove with built in wardrobes, double radiator, upvc double glazed window, overhead cupboards and shelving which extends to a desk. Coved ceiling, dado rail and picture rail.

En-Suite 9' 4" x 5' 9" (2.84m x 1.75m)

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and an adjacent cupboard. Separate shower enclosure with a jet shower and an additional drench shower head. Double radiator, upvc double glazed window and a coved ceiling.

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Bedroom 3 12' 11" x 10' 5" (3.93m x 3.17m)

Upvc double glazed window, double radiator, two sets of built in double wardrobes and a fitted desk/dressing table. Period style fireplace.

Bedroom 4 7' 11" x 8' 2" (2.41m x 2.49m)

Upvc double glazed window, double radiator and a picture rail.

Bathroom 10' 2" x 6' 4" (3.10m x 1.93m)

White panel bath with an over bath shower with a screen, low flush wc and a half pedestal wash hand basin. Upvc double glazed window, extractor unit, traditional heated towel radiator and a upvc double glazed window.

Second Floor Accommodation

Principle Bedroom 19' 11" x 13' 10" (6.07m x 4.21m)

Upvc double glazed window enjoying roof top views. Radiator, eaves storage, built in wardrobe with drawers and base cupboards.

En-Suite 8' 3" x 5' 10" (2.51m x 1.78m)

Corner jacuzzi bath, low flush wc and wash hand basin with vanity cupboards below. Traditional heated towel radiator and a upvc double glazed window.

Externally

Driveway

Block paved driveway provides off road parking for approx three cars.

Garden

The enclosed rear garden offers a high degree of privacy being not directly overlooked. With lawn, established planting, multiple seating areas, mature trees, covered electrical sockets and a cold water tap.

Notable Features

Include a sauna, hot tub and a summer house with power and lighting.

Separate Annex 14' 10" x 11' 8" (4.52m x 3.55m)

Separate annex which is accessed from the garden with a radiator, two upvc double glazed windows and double doors out to the garden. Connecting door to the shower room. This room offers multiple uses - the choice would be yours. It could be utilised as a gym, hobby room, office space or a guest suite.

En-Suite Shower Room 5' 8" x 4' 2" (1.73m x 1.27m)

White low flush wc, pedestal wash hand basin, quad style shower enclosure with a mixer shower. Extractor unit and a chrome effect heated towel radiator.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

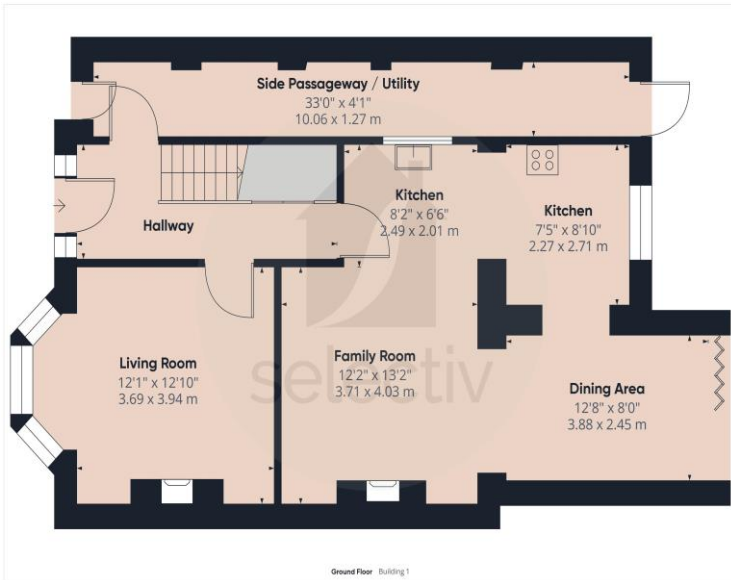
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Stanhope Road

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Agent Notes

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

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