



# Ron Greig



## Independent Valuation Surveyors and Estate Agents

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### **12 AUTUMN GROVE, STOCKTON-ON-TEES**

We are delighted to offer for sale this three bedroom semi detached property, located in a popular area of Fairfield.



**REDUCED - NO CHAIN £155,000**

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Reg. Office: Harland House, 8 Harland place, Norton, Stockton on Tees, TS20 1AN. VAT Reg. No. 633 4472 46. Director: J. J. Dixon-Barker (B.A. (Hons).

With the benefit of gas central heating and double glazing the property briefly comprises entrance vestibule, entrance hall, living room, family room, kitchen and conservatory. To the first floor are three bedrooms and a family bathroom. Externally there are front and rear gardens and driveway leading to the single attached garage.

Early viewing is highly recommended on ideal family home.

**Ground Floor** The property is entered through UPVC door leading into the **Entrance Vestibule** comprising tiled flooring and partially glazed door giving access to the **Entrance Hall** which comprises single panelled radiator, large under stairs storage cupboard, ceiling coving, telephone point and staircase leading to the first floor.

**Living Room** (15'4 x 11'4) Front facing comprising gas fire with wood surround, TV aerial/telephone points, ceiling coving and double panelled radiator.

**Family Room** (12'4 x 11'5) Rear facing with coal effect gas fire with wood surround, marble back and hearth, TV aerial/telephone points, ceiling coving and aluminium doors giving access to the **Conservatory**.

**Conservatory** (10'5 x 9'1) comprising tiled flooring and French doors giving access to the rear of the property.



Kitchen (13'2 x 8'8) Rear facing with a range of cream units at high and low level, cream marble effect roll top work surfaces, 1½ bowl sink unit with drainer, integrated fridge, freezer and dishwasher, built in electric oven with four halogen hob and extractor, tiled splash backs and double panelled radiator.



First Floor Access to the three bedrooms and family bathroom can be gained from the **Open Landing** comprising ceiling coving, smoke detector and access hatch leading to the boarded roof space with retractable ladder.

Master Bedroom (13' x 9'11) Rear facing with fitted wardrobes on one wall and single panelled radiator.



Bedroom Two (11'4 x 10'7) Front facing with single panelled radiator.

Bedroom Three (8'3 x 7'3) Front facing with single panelled radiator.

Family Bathroom Rear facing with green suite comprising bath with overhead shower, pedestal hand basin, tiling to half height and tiled to full height around the bath area, single panelled radiator, and large built in storage cupboard which houses the hot water cylinder. **Separate WC** – With green low level WC, tiling to half height and extractor.

### **External Features**

To the front of the property is a small garden which is mainly laid to lawn and driveway leading to the single attached garage which has power and lighting.

Enclosed garden to the rear of the property which mainly laid to lawn with patio area, mature borders, free standing wooden shed, greenhouse and an external tap.

### **Additional Information**

The sale includes all carpets, curtains, blinds and light fittings,  
Gas central heating,  
Double glazing,  
Popular area,  
Ideal family home.

**Viewing:** By appointment through the agents.

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- \***Fully managed mortgage tracking** from submission of application right through to release of funds

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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