



An extended three bedroom detached family home situated in a popular location of Sheraton Park, Stockton. This smart and well presented property offers accommodation comprising of entrance hallway, lounge, kitchen/dining area, sun lounge, cloaks/WC, landing, three bedrooms and wet room/WC. The property has a recently fitted kitchen, wet room, and cloakroom and has ample on site parking with good size driveway, easily maintained front and rear gardens, larger than average detached single garage. The property benefits from gas central heating via Worcester boiler which has a 10 year warranty expiring in 2029, double glazing throughout and in our opinion a viewing is highly recommended.

**Staveley Grove, Sheraton Park, TS19 0PR**  
**3 Bed - House - Detached**  
**Chain Free £145,000**

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#### ENTRANCE HALLWAY

Via double glazed entrance door with stairs leading to landing, single radiator, house alarm panel, door leading into lounge.

#### LOUNGE

**15'10 x 12'10 decreasing to 11'8 (4.83m x 3.91m decreasing to 3.56m)**

uPVC double glazed window to the front elevation, two double radiators, feature fireplace, under stairs storage cupboard housing a Worcester wall mounted boiler which provides heating and hot water to the property, door leading to kitchen/dining area.



#### KITCHEN/DINING AREA

**16'0 x 7'10 (4.88m x 2.39m)**

A fitted kitchen with a range of wall, floor and drawer units incorporating a worktop with inset stainless steel sink unit with mixer tap and single drainer, integrated fridge, electric cooker point, extractor hood, plumbing for washing machine, uPVC double glazed window to the rear elevation, leading through to dining area.



#### DINING AREA

With space for dining/breakfast table, double radiator, double glazed sliding patio doors opening into sun lounge.

#### SUN LOUNGE

**6'11 x 4'11 (2.11m x 1.50m)**

uPVC double glazed window to the rear elevation, uPVC double glazed door leading to side access into rear garden, door leading to cloaks/WC.



#### CLOAKS/WC

With low level WC, built-in floor unit with inset wash hand basin, uPVC double glazed window to the rear elevation.

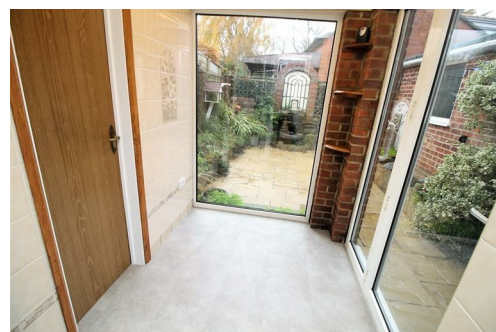
#### LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2,3 and wet room/WC.

#### BEDROOM ONE

**12'6 x 7'8 to fitted wardrobe (3.81m x 2.34m to fitted wardrobe)**

uPVC double glazed window to the front elevation, single radiator, fitted sliding mirrored wardrobe.



#### BEDROOM TWO

**12'3 x 9'9 decreasing to 7'2 (3.73m x 2.97m decreasing to 2.18m)**

uPVC double glazed window to the rear elevation, single radiator, fitted wardrobes, over bed storage, bed side units with dressing table and drawer units.



#### BEDROOM THREE

**9'5 x 5'11 (2.87m x 1.80m)**

uPVC double glazed window to the front elevation, double radiator.

### WET ROOM/WC

With wet room suite comprising of walk in shower area, splash screen, low level WC, wash hand basin set into vanity unit with mixer tap, mirrored cabinet with integrated lighting above vanity unit, chrome heated towel rail, uPVC double glazed window to the rear elevation.

### OUTSIDE

To the front there is an easily maintained area which has two flower beds and steps leading up to the front entrance door. In addition there is a block paved driveway which leads the full length of the property in turn to a larger than average single garage. The rear garden has an enclosed patio area which is stocked with various plants and shrubs

### LARGER THAN AVERAGE DETACHED SINGLE GARAGE

**20'9 x 9'10 (6.32m x 3.00m)**

With up and over door, power lighting points, glazed window to the side elevation. The garage also has separate alarm system.





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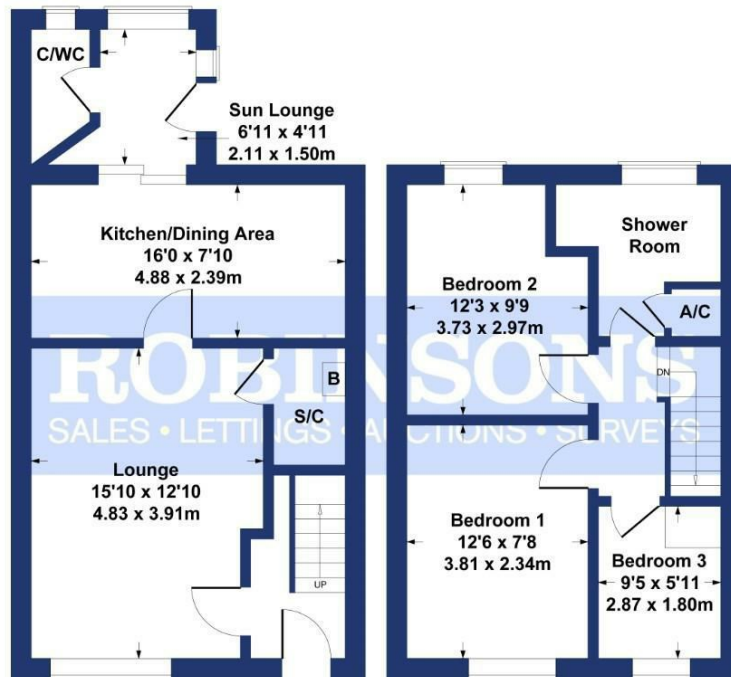
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## Staveley Grove

Approximate Gross Internal Area  
840 sq ft - 78 sq m



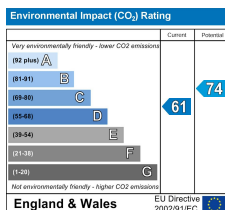
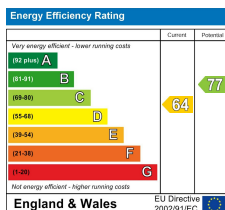
GROUND FLOOR

FIRST FLOOR

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. 2019



### DURHAM SALES & LETTINGS OFFICE

DURHAM CITY  
1 Old Elvet  
DH1 3HI

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonscs.co.uk

### SPENNYMOOR

11 Cheapside  
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T: 01388 420444  
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### DARLINGTON

7 Duke Street  
DL3 7RX  
T: 01325 484440  
E: info@robinsonsdarlington.co.uk

### MIDDLESBROUGH

26 Stokesley Road  
TS7 8DX  
T: 01642 313666  
E: info@robinsonsmiddlesbrough.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

### STOCKTON

21 Bishop Street  
TS18 1SY  
T: 01642 607555  
E: info@robinsonstockton.co.uk

### REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY  
14 West Terrace  
DH6 4HP

T: 0191 383 9994 (option 2)  
T: 0191 383 9994 (option1) (Lettings)  
E: admin@robinsonslettings.co.uk

### CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

### SEDFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedfield.co.uk

### HARTLEPOOL

106 York Road  
TS26 9DE  
T: 01429 891100  
E: info@robinsonshartlepool.co.uk

### INGLEBY BARWICK

Barwick Lodge  
TS17 0RH  
T: 01642 762944  
E: info@robinsonsbarnwick.co.uk

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