



Loweswater Crescent, Grangefield, Stockton-On-Tees, TS18 4PY

Offered to the market with no onward chain, this three bedroom semi-detached home presents an excellent opportunity for first-time buyers and families. Situated on Loweswater Crescent, the property occupies a well-established residential location, ideally placed for a range of local amenities, well-regarded primary and secondary schools, regular bus routes and convenient transport links. Stockton Town Centre is within easy reach, while the nearby A66 and A19 provide excellent access for commuters travelling across Teesside and beyond.

The accommodation briefly comprises an entrance hall, spacious lounge with a feature bay window, which opens into the dining room. French doors from the dining room provide direct access to the rear garden, creating an ideal space for family living and entertaining. The kitchen is fitted with a range of units and benefits from a useful pantry/rear porch, which offers additional storage and convenient side access to the garden.

To the first floor are three bedrooms, a family bathroom and a separate WC, providing practical accommodation for growing families.

Externally, the property enjoys gardens to both the front and rear. The enclosed rear garden features a lawn and patio area, offering an ideal outdoor space for relaxing or entertaining. To the front, a driveway provides off-street parking and leads to a detached garage.

£186,200



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HALLWAY

LOUNGE

13'5" x 12' (4.09m x 3.66m)

KITCHEN

9'3" x 8'1" (2.82m x 2.46m)

DINING ROOM

12'4" x 11'4" (3.76m x 3.45m)

REAR PORCH

8'7" x 3'9" (2.62m x 1.14m)

LANDING

BEDROOM ONE

13'11" x 12'1" (4.24m x 3.68m)

BEDROOM TWO

12'4" x 10'4" (3.76m x 3.15m)

BEDROOM THREE

7' x 6'9" (2.13m x 2.06m)

BATHROOM

5'1" x 6' < 8'9" (1.55m x 1.83m < 2.67m)

SEPERATE WC

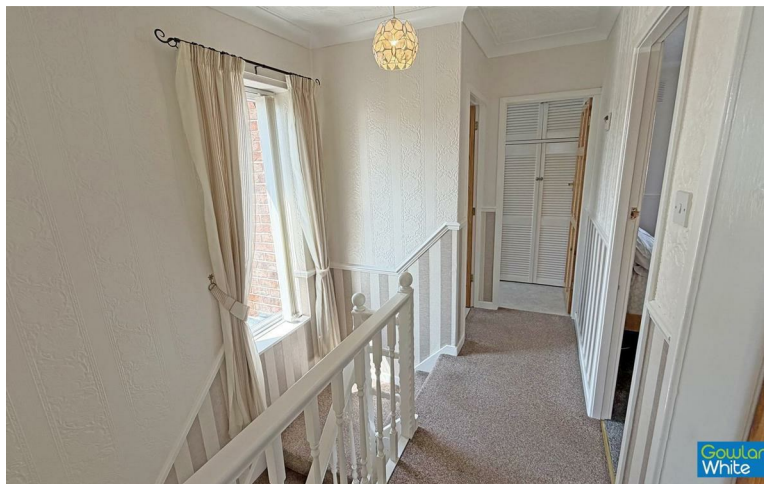
5'6" x 2'8" (1.68m x 0.81m)

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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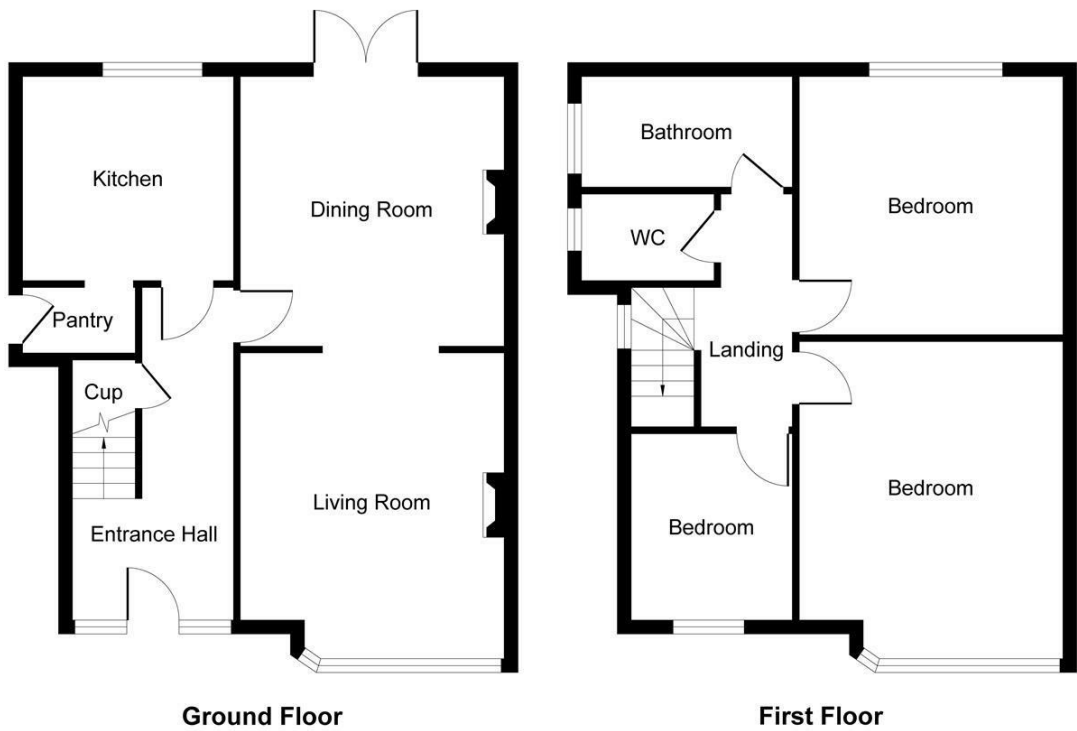


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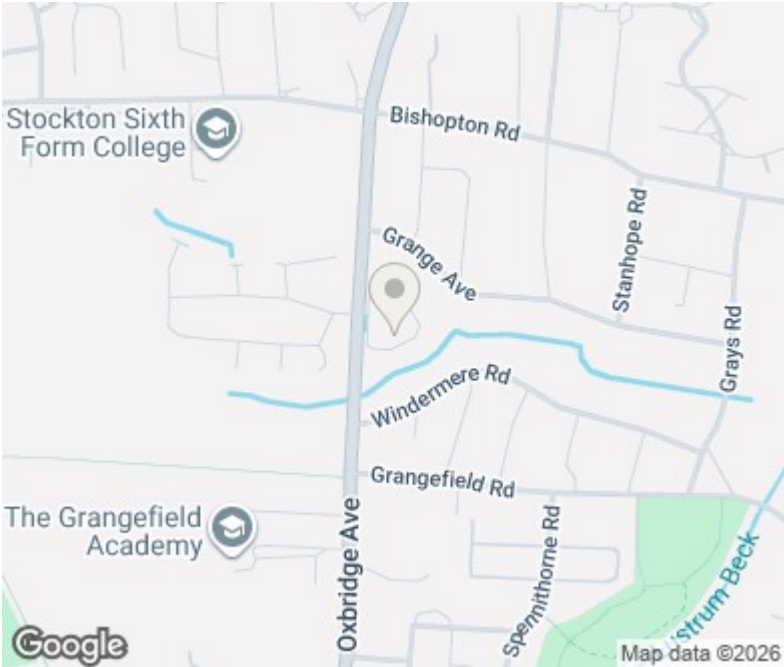
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	7078

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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