



Hickling Grove, Stockton-On-Tees TS19 0XA

welcome to

Hickling Grove, Stockton-On-Tees

We are delighted to be able to offer for sale this three bedroom detached property situated in the popular location of Elm Tree. We urge early viewing to avoid disappointment as we anticipate a high level of interest in this family home.

Entrance Porch

Door to front, door to lounge

Lounge

10' 1" x 21' 9" (3.07m x 6.63m)

Window to front, window to side, wall and ceiling lights, door to kitchen, fireplace, two radiators

Kitchen

9' 6" x 12' 7" (2.90m x 3.84m)

Window to front, window to side, sink with drainer, range of base units, two cupboards, door to side with porch area, radiator

Bedroom 1

14' 7" x 10' (4.45m x 3.05m)

Window to rear, range of units, radiator

Bedroom 2

9' 6" x 9' 8" (2.90m x 2.95m)

Range of wardrobes, radiator, sliding door to garden

Bedroom 3

5' 3" x 9' 7" (1.60m x 2.92m)

Window to side, range of units, radiator

Shower Room

Corner shower, low level WC, wash hand basin, window to side, fully tiled, towel radiator

Conservatory

Sliding doors to garden

Front Garden

Laid to lawn, plants, shrubs

Rear Garden

Patio area, laid to lawn, plants, shrubs

Outbuilding

Garage with up and over door, window





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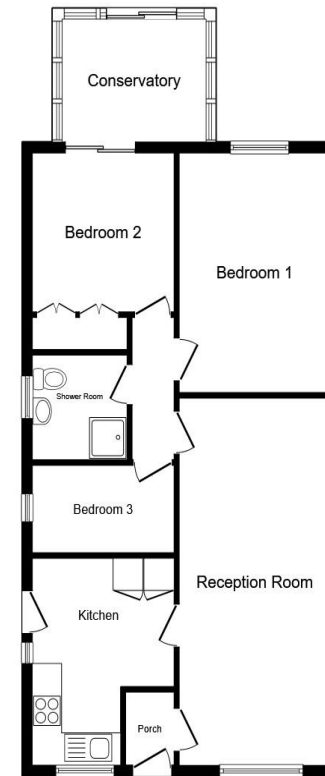
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Hickling Grove, Stockton-On-Tees

- BUNGALOW
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£200,000



Total floor area 75.0 m² (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
STO116245 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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