



Darlington Road, Stockton-On-Tees TS18 5EY

welcome to

Darlington Road, Stockton-On-Tees

Manners & Harrison are pleased to offer this superb three-bedroom detached self-build bungalow in the sought-after Hartburn area of Stockton-on-Tees. Featuring an open-plan kitchen/diner, utility room, lounge, en-suite, generous gardens, integrated garage, and private driveway. Early viewing advised

Entrance Hall

Radiator, door to front, storage cupboard

Lounge

17' 11" max x 18' 7" Into bay window (5.46m max x 5.66m Into bay window)
Bay window to front, french doors to front garden, radiator

Kitchen

17' 1" x 12' 8" (5.21m x 3.86m)
Range of wall and base units, built in dishwasher, built-in fridge freezer, electric oven with gas hob and extractor fan, sink, two windows to front, window to side, space for table, radiator

Utility Room

6' 4" x 17' (1.93m x 5.18m)
Range of wall and base units, window to front, radiator, recess for appliances, stainless steel sink, door to garage

Bedroom 1

12' 4" max x 20' 8" max (3.76m max x 6.30m max)
French doors to rear, radiator

En Suite

Bath, his/hers wash hand basin, low level WC, window to rear, towel rail

Bedroom 2

8' 9" x 11' 7" (2.67m x 3.53m)
Radiator, window to rear, loft hatch

Bedroom 3

11' 8" max x 13' 1" max (3.56m max x 3.99m max)
Radiator, french doors to rear

En Suite

Low level WC, wash hand basin, shower, towel rail, window to side

Bathroom

Shower cubicle, towel rail, low level WC, wash hand basin, window to side

Garage

20' 1" x 19' 7" (6.12m x 5.97m)
Up and over door, two windows to rear, door to rear

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Darlington Road, Stockton-On-Tees

- DETACHED BUNGLAOW
- OFF-STREET PARKING
- GARAGE
- THREE BEDROOMS WITH TWO EN SUITES
- SPACIOUS FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£500,000



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Property Ref:
STO116091 - 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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