



Stanhope Road, Stockton-On-Tees TS18 4LS

welcome to

Stanhope Road, Stockton-On-Tees

Three-bed semi-detached period home in Grangefield, Stockton-on-Tees. Close to schools, amenities & transport. Lounge diner, kitchen, bathroom, shower room. Driveway parking, front & rear gardens. Ideal family home-early viewing advised.

Entrance Hall

Radiator, stairs to first floor

Lounge/Diner

13' 10" into recess x 29' max (4.22m into recess x 8.84m max)

Window to front, electric fire, radiator, UPVC door to rear

Kitchen

16' 4" max x 8' 2" max (4.98m max x 2.49m max)

Two windows to side, window to rear, boiler, washing machine, oven, splash back, radiator, range of wall and base units

Landing

Loft access

Bedroom 1

15' 3" max x 12' 5" max (4.65m max x 3.78m max)

Window to front, radiator

Bedroom 2

12' 6" max x 10' 4" max (3.81m max x 3.15m max)

Window to side, radiator

Bedroom 3

7' 8" x 11' 7" (2.34m x 3.53m)

Window to front, radiator

Bathroom

Bath, window to rear, wash hand basin, radiator, splash back, storage cupboard, low level WC

Shower Room

Window to side, shower, low level WC, wash hand basin, splash back, loft access

Front Garden

Enclosed by hedge, laid to lawn, driveway

Rear Garden

Enclsloed by timber fence, laid to lawn

Agents Notes

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.





view this property online mannersandharrison.co.uk/Property/STO116090



welcome to

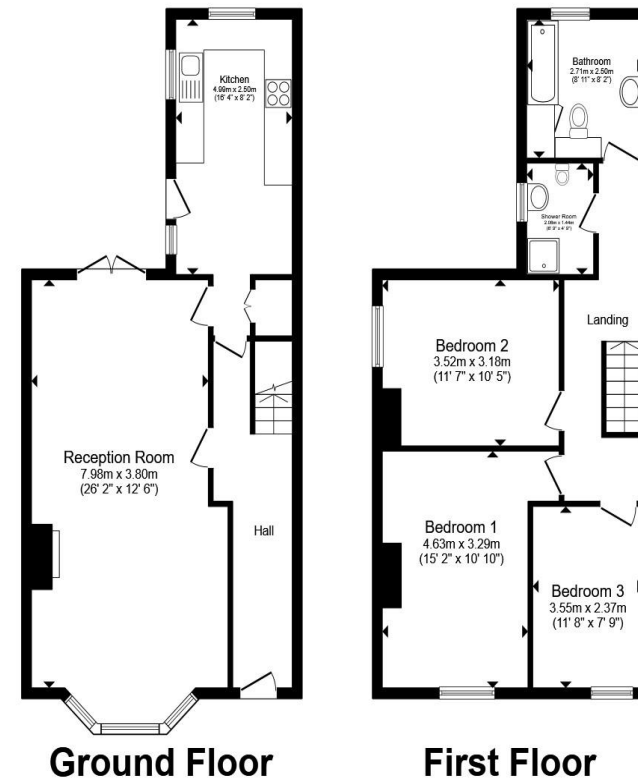
Stanhope Road, Stockton-On-Tees

- ENCLOSED FRONT AND REAR GARDENS
- OFF-STREET PARKING
- BATHROOM AND SHOWER ROOM
- OPEN PLAN LOUNGE/DINER
- SEMI-DETACHED

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£160,000



Total floor area 116.3 m² (1,252 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/STO116090



Property Ref:
STO116090 - 0005

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk