



Bentinck Road, Stockton-On-Tees TS19 7PU

welcome to

Bentinck Road, Stockton-On-Tees

A superb extended four-bedroom semi-detached home in the sought-after area of Fairfield, ideal for first-time buyers and growing families. Featuring spacious kitchen, a modern lounge/diner, conservatory, generous bedrooms, and excellent off-street parking with garage.

Downstairs Wc

Low level WC, splash back, wash hand basin, window to rear

Lounge/Diner

13' 4" max x 11' 10" into bay (4.06m max x 3.61m into bay)

Window to front, radiator, sliding doors to conservatory, gas fireplace, TV point

Dining Room

12' 1" x 10' 9" (3.68m x 3.28m)

Kitchen

17' 5" max x 7' 3" (5.31m max x 2.21m)

Window to side, oven with gas hob and extractor fan, recess for fridge freezer, range of wall and base units, sink, radiator, splash back

Conservatory

12' x 9' 11" (3.66m x 3.02m)

Brick base, UPVC door to rear, radiator

Bedroom 1

15' max x 11' 2" max (4.57m max x 3.40m max)

Radiator, window to front

Bedroom 2

7' 2" max x 9' 6" max (2.18m max x 2.90m max)

Window to front, radiator

Bedroom 3

11' 2" max x 10' 8" (3.40m max x 3.25m)

Window to rear, radiator

Bedroom 4

13' 2" max x 6' 11" (4.01m max x 2.11m)

Window to front, radiator

Bathroom

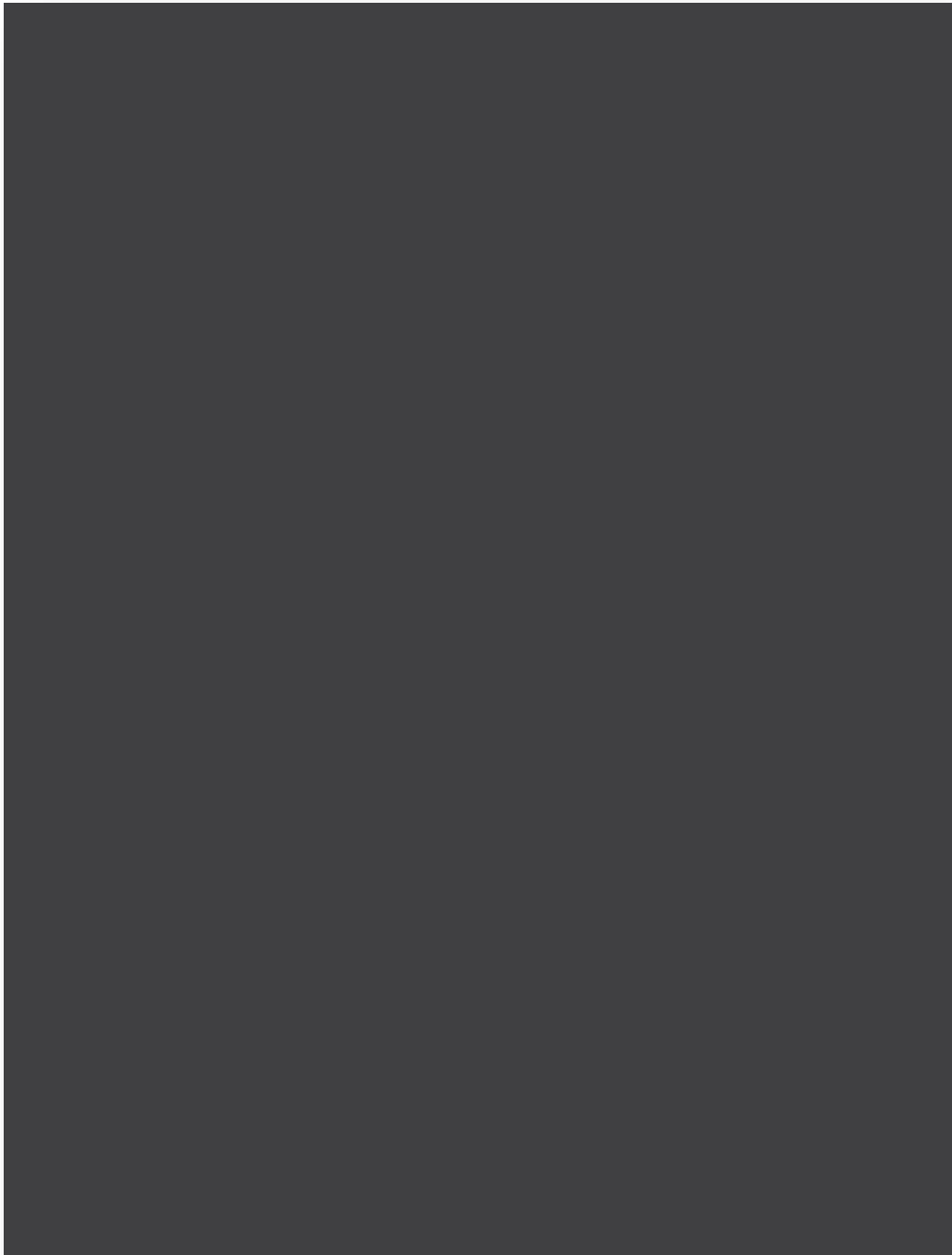
Bath, low level WC, window to rear, wash hand basin, splash back, towel rail

Shower Room

Shower, splash back, window to front

Rear Garden

Laid to lawn, patio, shed



welcome to
Bentinck Road,
Stockton-On-Tees

- REAR GARDEN
- OFF-STREET PARKING
- CONSERVATORY
- OPEN PLAN LOUNGE/DINER
- FOUR BEDROOMS

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

£240,000



view this property online mannersandharrison.co.uk/Property/STO115875



Property Ref:
STO115875 - 0004

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