



Spencer Drive, Stockton-On-Tees TS20 1FG

welcome to

Spencer Drive, Stockton-On-Tees

Modern two-bedroom mid-terraced home in sought-after Norton, close to amenities, schools and transport links. Features include lounge, kitchen diner, WC, two double bedrooms and family bathroom. Double driveway and enclosed rear garden. Viewing advised.

Entrance Hall

Stairs to first floor, radiator

Downstairs Wc

Low level WC, wash hand basin, window to front, radiator

Lounge

Window to rear, radiator, cupboard under stairs

Kitchen

Window to rear, sink with drainer, boiler, radiator, washing machine, oven with gas hob and extractor fan, splash back, radiator, UPVC door to rear

Landing

Loft access

Bedroom 1

Two windows to front, fitted wardrobes, built-in cupboard, radiator

Bedroom 2

Window to rear, fitted wardrobes, radiator

Bathroom

Bath with shower unit, low level WC, wash hand basin, splash back, extractor fan, towel rail

Front Garden

Double driveway

Rear Garden

Laid to lawn, patio, enclosed by timber fence with gate





view this property online mannersandharrison.co.uk/Property/STO115915



welcome to

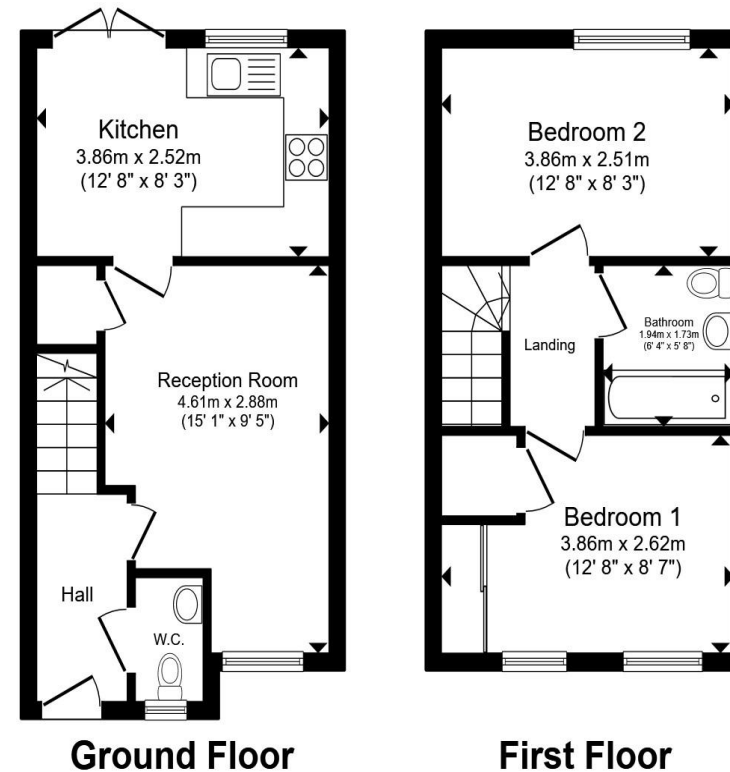
Spencer Drive, Stockton-On-Tees

- OFF-STREET PARKING
- REAR GARDEN
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£164,000



Total floor area 57.4 m² (618 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](http://mannersandharrison.co.uk/Property/STO115915) mannersandharrison.co.uk/Property/STO115915



Property Ref:
STO115915 - 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