



Diamond Road, Thornaby Stockton-On-Tees TS17 8BT

welcome to

Diamond Road, Thornaby Stockton-On-Tees

Well-presented 2/3 bed semi-detached home in sought-after Thornaby. Spacious lounge diner, kitchen, two double bedrooms and family bathroom. Easily reverted to 3 beds. Driveway, garage and stunning rear garden. Close to schools, amenities and transport.

Lounge

12' into recess x 13' 4" into bay (3.66m into recess x 4.06m into bay)

Window to front, radiator, electric fire with marble surround

Dining Room

11' x 11' 7" (3.35m x 3.53m)

UPVC door to rear, radiator, french windows to rear

Kitchen

15' 1" x 7' 1" (4.60m x 2.16m)

Oven with ceramic hob and extractor fan, sink with drainer, range of wall and base units, washing machine, dishwasher, dryer and recess for fridge freezer, window to side, breakfast bar, splash back, bottom half fully tiled

Bedroom 1

12' into wardrobe x 11' 1" max (3.66m into wardrobe x 3.38m max)

Two windows to front, two radiators, with opening to bedroom 3 (6ft, 8ft)

Bedroom 2

11' 1" max x 10' 11" max (3.38m max x 3.33m max)

Window to rear, radiator

Bathroom

Corner bath, window to rear, wash hand basin with mirrored unit, shower cubicle, low level WC, splash back, spotlights, towel rail, fully tiled wall to ceiling, tall cupboard unit





view this property online mannersandharrison.co.uk/Property/STO115943



welcome to

Diamond Road, Thornaby Stockton-On-Tees

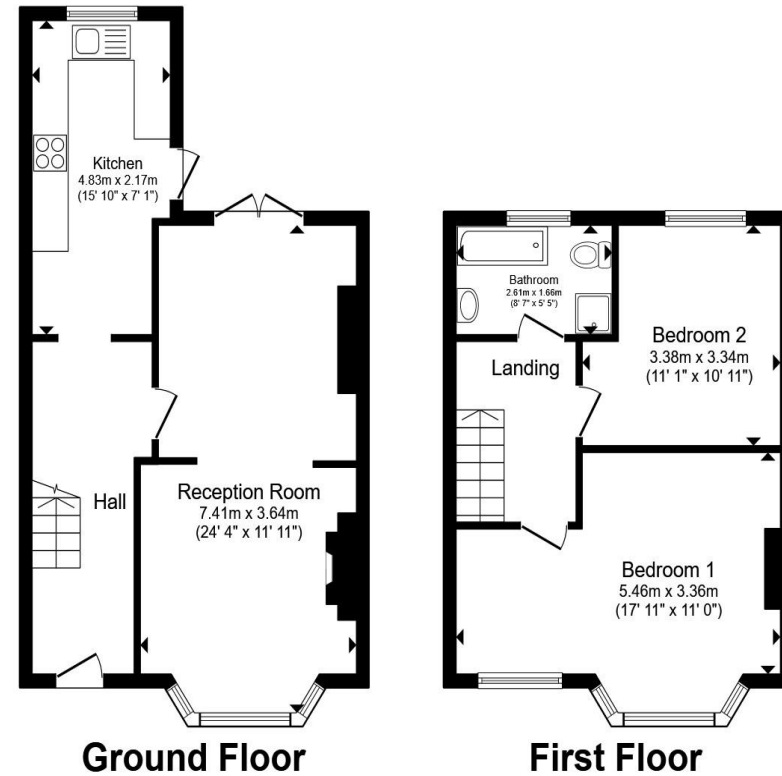
- FRONT AND REAR GARDENS
- OFF-STREET PARKING WITH EXTRA LARGE GARAGE
- TWO BEDROOMS WAS PREVIOUSLY THREE
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£150,000



Total floor area 83.1 m² (894 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/STO115943



Property Ref:
STO115943 - 0008

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