



Ilderton Road, Stockton-On-Tees TS18 2SR

welcome to

Ilderton Road, Stockton-On-Tees

Modern three-bedroom mid-terraced family home on the sought-after North Shore development. Featuring an open-plan lounge/kitchen/diner, utility, WC, en-suite to the principal bedroom with balcony views towards Infinity Bridge, garage, driveway and low-maintenance rear garden.

Entrance Hall

Composite door to front, stairs to first floor, radiator

Downstairs Wc

Low level WC, wash hand basin, radiator, splash back

Lounge/Diner

22' 8" x 17' 11" (6.91m x 5.46m)

UPVC door to rear, window to rear, radiator

Kitchen

Microwave, oven, range of wall and base units, radiator, sink with drainer, gas hob with extractor fan, splash back, spotlights, fridge freezer, radiator

Bedroom 1

10' x 14' (3.05m x 4.27m)

Window to rear, radiator, UPVC door to rear balcony

En Suite

Shower cubicle, low level WC, wash hand basin, splash back, radiator

Bedroom 2

13' max x 10' 7" max (3.96m max x 3.23m max)

Window to front, radiator

Bedroom 3

11' max x 10' 6" max (3.35m max x 3.20m max)

Window to rear, radiator

Bathroom

Bath, wash hand basin, low level WC, window to front, towel rail, extractor fan

Front Garden

Integral garage, driveway

Rear Garden

Patio, enclosed timber fence, shed





view this property online mannersandharrison.co.uk/Property/STO115975



welcome to

Ilderton Road, Stockton-On-Tees

- FRONT AND REAR GARDENS
- GARAGE
- OFF-STREET PARKING
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN LOUNGE/DINER

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

£180,000



view this property online mannersandharrison.co.uk/Property/STO115975



Property Ref:
STO115975 - 0002

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