



South Street, Stillington Stockton-On-Tees TS21 1JN

welcome to

South Street, Stillington Stockton-On-Tees

Manners & Harrison are delighted to offer this spacious two-bedroom terraced home in the popular village of Stillington. Featuring two reception rooms, a modern kitchen, family bathroom and rear yard, the property is ideally suited to first-time buyers and investors.

Agents Note:

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.

Entrance Porch

Front UPVC door

Lounge

11' 8" max x 13' 9" max (3.56m max x 4.19m max)
Radiator, front elevation window

Dining Room

13' 11" x 12' max (4.24m x 3.66m max)

Kitchen

6' 10" x 10' 10" (2.08m x 3.30m)
Wall and base units, stainless sink, radiator, boiler, recess for appliances, side elevation window

Utility Room

3' 1" x 5' 1" (0.94m x 1.55m)
Side door to garden, cupboards

Landing

Loft hatch

Bedroom 1

15' max x 13' 11" max (4.57m max x 4.24m max)
Front elevation window, radiator, fitted cupboard

Bedroom 2

12' 2" max x 12' 5" (3.71m max x 3.78m)
Fitted wardrobe, rear elevation window, radiator, storage cupboard

Bathroom

Shower cubicle, sink, toilet, radiator, side elevation window

Front Garden

On street parking

Rear Garden

Yard, rear gate for alley





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South Street, Stillington Stockton-On-Tees

- REAR YARD
- TWO RECEPTION ROOMS
- MID-TERRACED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR WIDE RANGE OF BUYERS

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

offers over
£80,000



Total floor area 81.4 m² (876 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

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Property Ref:
STO116302 - 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.

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