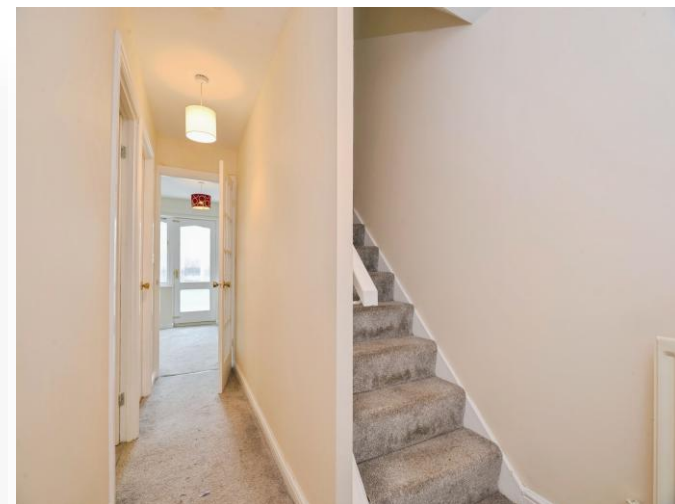




Anchorage Mews, Thornaby Stockton-On-Tees TS17 6BG

welcome to

Anchorage Mews, Thornaby Stockton-On-Tees

Three-bedroom mid-terraced home in Stockton-on-Tees, close to schools, amenities and transport links. Featuring flexible living space, two en-suite bedrooms, conservatory, enclosed rear garden and low-maintenance front garden. Viewing advised.

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 Hall

Radiator, stairs to first floor

Lounge

8' 7" x 10' 9" max (2.62m x 3.28m max)

Door to shower room, front elevation window, radiator

Dining Room

10' x 8' 7" (3.05m x 2.62m)

Cupboard under stairs, radiator

Kitchen

10' 1" max x 6' max (3.07m max x 1.83m max)

Rear elevation window, sink/drain, boiler, splashback, wall and base units, oven/ gas hob/ extractor fan, washer, fridge freezer

Conservatory

9' 4" max x 7' 10" max (2.84m max x 2.39m max)

Brick base, UPVC

Bedroom 1

14' 9" max x 11' 4" max (4.50m max x 3.45m max)

Front elevation window, radiator, built in wardrobe and cupboard, shower cubicle, low level WC, sink, splashback, extractor fan

Bedroom 2

14' 10" x 7' 4" (4.52m x 2.24m)

2 rear elevation windows, radiator

Ensuite

Low level WC, splashback, shower cubicle, radiator, sink





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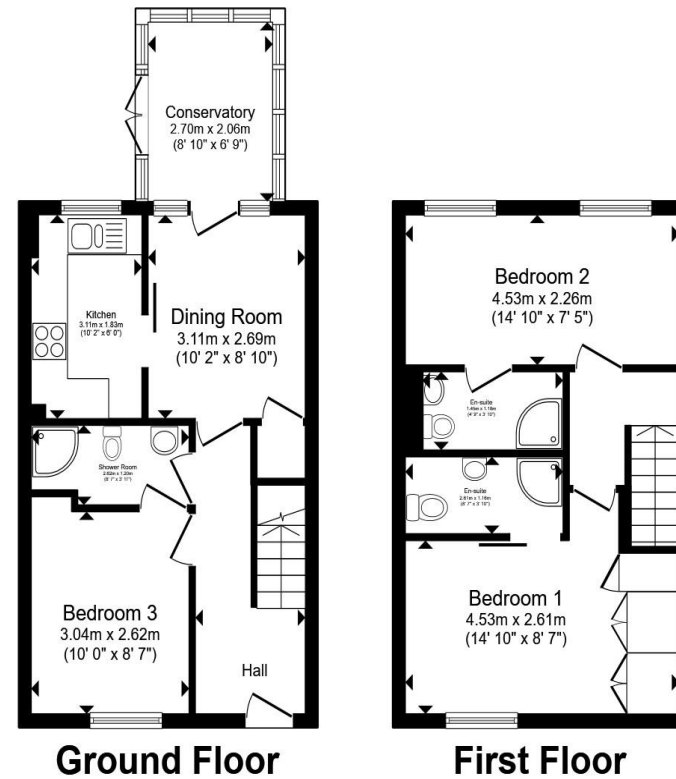
Anchorage Mews, Thornaby Stockton-On-Tees

- CONSERVATORY
- TWO BEDROOMS WITH ONE EN SUITE
- MID-TERRACED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£100,000



Total floor area 74.0 m² (797 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:
STO116166 - 0006

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.

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