



Harrowgate Lane, Stockton-On-Tees TS19 8UT

welcome to

Harrowgate Lane, Stockton-On-Tees

We are acting in the sale of the above property and have received an offer of £95,250 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

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

Side UPVC door, front elevation window

Entrance Hall

Radiator, stairs up

Lounge

13' 6" x 12' 5" (4.11m x 3.78m)

Front elevation window, radiator, open fire place, cupboard under stairs, front elevation window

Dining Room

19' 5" max x 8' 3" max (5.92m max x 2.51m max)

Open to lounge, radiator, rear patio door to garden

Reception Room

6' 8" x 7' 11" (2.03m x 2.41m)

Rear elevation window, open to diner and kitchen, radiator

Kitchen

10' 5" x 7' 2" (3.17m x 2.18m)

Rear elevation window, wall and base units, sink, recess for appliances, boiler

Landing

Side elevation window, loft hatch

Bedroom 1

12' 11" x 8' 10" max (3.94m x 2.69m max)

Front elevation window, radiator, fitted wardrobe

Bedroom 2

9' 4" x 9' 3" into wardrobe (2.84m x 2.82m into wardrobe)

Rear elevation window, radiator, fitted wardrobe, cupboard

Bedroom 3

6' 9" x 10' 3" (2.06m x 3.12m)

Front elevation window, radiator, bulk head

Bathroom

Bath over electric shower, sink, toilet, rear elevation window, towel radiator

Front Garden

Laid to lawn, front gate

Rear Garden

Patio, laid to lawn, enclosed fence, brick shed, rear gate, side gate





view this property online mannersandharrison.co.uk/Property/STO116318



welcome to

Harrowgate Lane, Stockton-On-Tees

- PARKING TO REAR
- FRONT AND REAR GARDENS
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£100,000

view this property online mannersandharrison.co.uk/Property/STO116318



Property Ref:
STO116318 - 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.

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