



**Oulston Road, Stockton-On-Tees TS18 4HU**

**welcome to**

## **Oulston Road, Stockton-On-Tees**

Manners & Harrison welcome to the market this spacious three-bedroom semi-detached home just off Oxbridge Lane. Featuring two reception rooms, a modern kitchen, four-piece family bathroom, large front and rear gardens, and a generous driveway. Ideal for families.

### **Entrance Hall**

Stairs to first floor, radiator, oak flooring, understairs cupboard

Brickweave driveway, laid to lawn, brick wall, double gate

### **Lounge**

14' 3" max x 11' 11" ( 4.34m max x 3.63m )  
Window to front, gas fireplace, bi-fold doors to dining room

### **Rear Garden**

Fully enclosed, pond, decking areas to front and back, plants, shrubs, trees

### **Reception Room**

24' 8" x 11' 6" ( 7.52m x 3.51m )  
Feature fireplace, double doors to rear garden

### **Kitchen/Diner**

21' max x 9' 7" ( 6.40m max x 2.92m )  
Fully fitted kitchen, Bosch oven, integrated dishwasher, gas hob, stainless steel sink, window to rear, door to rear, feature radiator, double radiator

### **Landing**

Window to side

### **Bedroom 1**

11' x 14' 3" ( 3.35m x 4.34m )  
Window to front, radiator

### **Bedroom 2**

12' 4" max x 13' 1" max ( 3.76m max x 3.99m max )  
Window to rear, radiator

### **Bedroom 3**

6' 7" max x 8' 1" ( 2.01m max x 2.46m )  
Window to front, radiator

### **Bathroom**

Double shower, low level WC. bath, radiator, wash hand basin, window to rear

### **Front Garden**







***view this property online*** [mannersandharrison.co.uk/Property/STO116475](https://mannersandharrison.co.uk/Property/STO116475)



welcome to

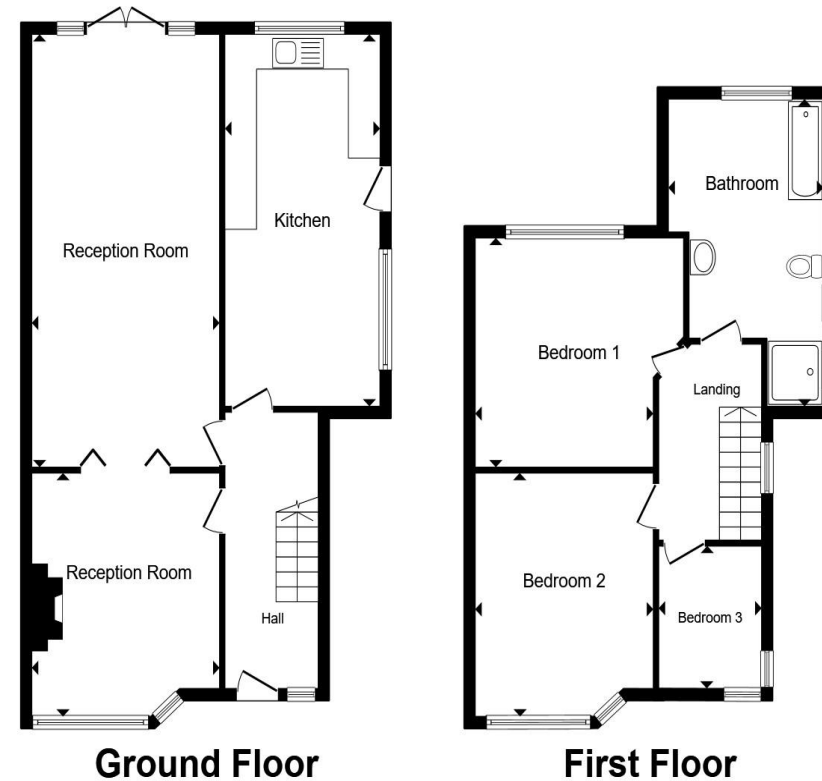
## Oulston Road, Stockton-On-Tees

- SPACIOUS FRONT AND REAR GARDENS
- OFF-STREET GARDENS
- OPEN PLAN KITCHEN/DINER
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES

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

offers in excess of

**£260,000**



Total floor area 123.9 m<sup>2</sup> (1,334 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](http://www.propertybox.io)

manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/STO116475](http://mannersandharrison.co.uk/Property/STO116475)



Property Ref:  
STO116475 - 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](mailto:Stockton@mannersandharrison.co.uk)



23 High Street, STOCKTON-ON-TEES,  
Cleveland, TS18 1SP



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)