



Fleetham Grove, Stockton-On-Tees TS18 5LH

welcome to

Fleetham Grove, Stockton-On-Tees

Fantastic three-bedroom semi-detached home in the popular Hartburn area of Stockton-on-Tees. Featuring a spacious lounge, modern kitchen/diner, conservatory, games room, home office, family bathroom, generous driveway and gardens. Ideal for first-time buyers and families.

Entrance Hall

UPVC door to front, radiator

Study

8' 6" x 8' 5" (2.59m x 2.57m)
French doors to garage

Lounge

12' 3" max x 14' 4" max (3.73m max x 4.37m max)
Radiator, bay window to front, under stairs cupboard

Dining Room

6' 10" x 7' 10" (2.08m x 2.39m)
Radiator, doors to conservatory

Kitchen

7' 4" x 10' 10" (2.24m x 3.30m)
Fridge freezer, dishwasher, washing machine, sink, electric hob, oven, extractor fan, window to side, range of wall and base units

Conservatory

8' 10" x 12' 9" (2.69m x 3.89m)
French doors to side

Landing

Window to side, loft hatch

Bedroom 1

8' 10" x 13' 4" plus wardrobes (2.69m x 4.06m plus wardrobes)
Window to front, radiator, built-in wardrobes

Bedroom 2

9' 4" x 9' 3" (2.84m x 2.82m)
Window to rear, radiator, cupboard

Bedroom 3

6' 6" max x 9' 5" max (1.98m max x 2.87m max)
Window to front, radiator, cupboard over stairs

Bathroom

Bath with shower unit, wash hand basin, low level WC, window to rear, towel rail

Front Garden

Laid to lawn, driveway, garage to side

Rear Garden

Decking, laid to lawn, rear shed, garage with office, gate to side

Agents Notes

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.





view this property online mannersandharrison.co.uk/Property/STO116469



welcome to

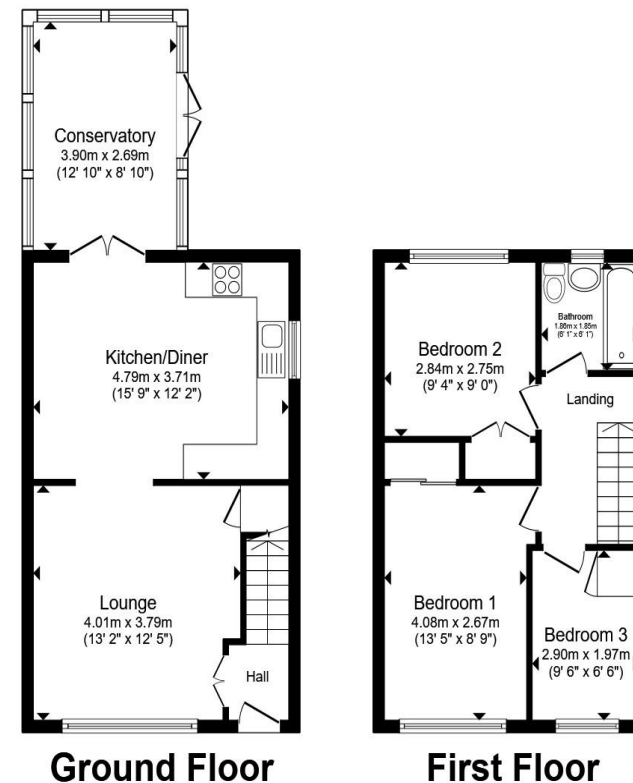
Fleetham Grove, Stockton-On-Tees

- GARAGE PARTIALLY CONVERTED TO STUDY
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£205,000



Total floor area 85.9 m² (925 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

**manners
& harrison**

view this property online mannersandharrison.co.uk/Property/STO116469



Property Ref:
STO116469 - 0005

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