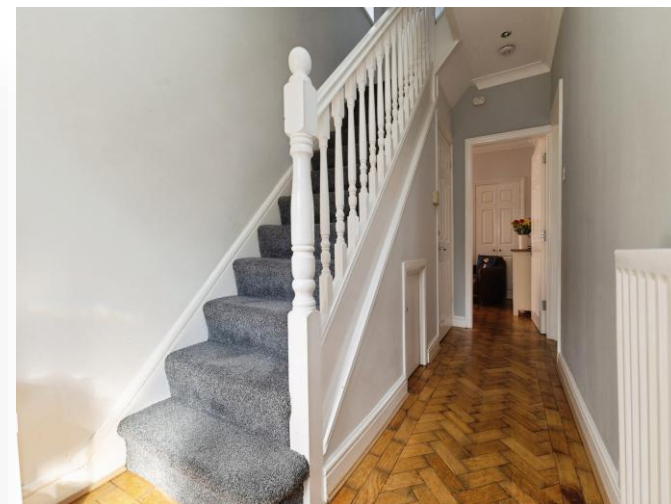




Oulston Road, Stockton-On-Tees TS18 4HU

welcome to

Oulston Road, Stockton-On-Tees

Manners & Harrison are delighted to market this well-presented three-bedroom semi-detached home in the sought-after Hartburn area of Stockton-on-Tees. Benefiting from a lounge, dining room, kitchen, downstairs WC, loft room, garage, driveway and enclosed rear garden.

Entrance Hall

UPVC door to front elevation, radiator

Downstairs Wc

Low Level WC, wash hand basin

Lounge

27' 6" max x 11' 10" max (8.38m max x 3.61m max)

Bay window to front elevation, two radiators

Dining Room

14' 8" max x 9' 3" max (4.47m max x 2.82m max)

Window to side elevation, window to rear elevation, radiator, storage cupboard

Kitchen

11' 11" x 10' 7" (3.63m x 3.23m)

Window to rear elevation, window to side elevation, UPV door to side elevation, range of wall and base units, sink with mixer tap, electric oven with gas hob and extractor fan, recess for appliances, integrated fridge freezer, radiator

Landing

Window to side elevation

Bedroom One

13' 1" max x 12' 5" (3.99m max x 3.78m)

Window to rear elevation, radiator

Bedroom Two

13' 5" max x 11' 6" max (4.09m max x 3.51m max)

Bay window to front, radiator

Bedroom Three

8' 1" max x 6' 8" max (2.46m max x 2.03m max)

Window to front, radiator, cupboard

Bathroom

Bath, shower cubicle, low level wc, wash hand basin, two windows to side, heated towel rail, storage cupboard

Loft Space

Stairs up to eaves storage, velux window to side elevation, velux window to rear elevation, radiator

Rear Graden

Laid to lawn with patio area, decking, enclosed fencing

Garage

Roller door, storage space

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.





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welcome to

Oulston Road, Stockton-On-Tees

- DRIVEWAY & GARAGE
- TWO WELL PROPORTIONED BEDROOMS
- FRONT & REAR GARDEN
- SEPARATE DINING ROOM
- CLOSE TO LOCAL AMENITIES

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

£230,000



Total floor area 153.8 m² (1,656 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:
STO116606 - 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.

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