









welcome to

Kensington Road, Stockton-On-Tees

SELLING WITH TENANT IN SITU! Perfect opportunity for investors! Rarely viewings are advised to not miss out! Call us today on 01642 606161.

Entrance Hallway

Entered via composite door to front elevation and radiator.

Lounge

12' 4" x 10' 7" (3.76m x 3.23m)
Bay window to front elevation, radiator and TV point.

Dining Room

11' 9" x 10' 8" maximum (3.58m x 3.25m maximum) Window to rear elevation and radiator.

Kitchen

16' 1" \times 6' 8" (4.90m \times 2.03m) Fitted with a range of units, sink and drainer unit and window to side elevation.

Ground Floor Bathroom

Suite comprising low level WC, sink and bath with overhead shower.







Landing

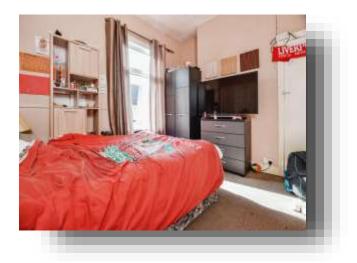
Bedroom One

10' 10" x 10' 2" (3.30m x 3.10m) Window to front elevation, built in cupboards and radiator.

Bedroom Two

12' 5" x 8' 5" maximum (3.78m x 2.57m maximum) Window to rear elevation and radiator.

ExternallyCourtyard to rear of the property.







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Kensington Road, Stockton-On-Tees

- ATTENTION INVESTORS!
- TWO DOUBLE BEDROOMS
- FITTED BATHROOM SUITE
- YARD TO REAR
- **SELLING WITH TENANT IN SITU!**

Tenure: Freehold EPC Rating: D

£80,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref: STO112770 - 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 quidance 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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