



Fairwell Road, Stockton-On-Tees TS19 7JB

welcome to

Fairwell Road, Stockton-On-Tees

This accommodation comprises of entrance hallway, lounge, dining area, kitchen, family bathroom and two bedrooms to ground floor.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hallway

Entered via UPVC door to front elevation, stairs to first floor landing and radiator.

Lounge

20' 6" x 11' 11" (6.25m x 3.63m)

Window to front elevation, two radiators, fireplace and frosted windows to kitchen.

Kitchen

11' 2" x 9' 11" (3.40m x 3.02m)

Window to rear elevation, oven, gas hob, extractor fan, sink and drainer unit, integrated fridge and UPVC door to rear elevation.

Dining Room

11' 9" x 8' (3.58m x 2.44m)

Radiator.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

Window to side elevation and fitted wardrobes.

En-Suite

Suite comprising low level WC and sink.

Bedroom Two

11' 5" x 7' 11" (3.48m x 2.41m)

Window to rear elevation and radiator.

Bedroom Three

9' 11" x 8' 1" (3.02m x 2.46m)

Window to side elevation and radiator.

Bathroom

Suite comprising low level WC, radiator, window to side elevation, sink, shower cubicle and splash back tiles.

Externally

To the rear of the property there is a laid to lawn garden with decking area.





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welcome to

Fairwell Road, Stockton-On-Tees

- AVAILABLE WITH NO ONWARD CHAIN!
- EN-SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- LAID TO LAWN GARDEN TO REAR WITH DECKING AREA!

Tenure: Freehold EPC Rating: D

£168,000



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:
STO113247 - 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.

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01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk