





Osborne Road, Stockton-On-Tees TS18 4DJ



welcome to

Osborne Road, Stockton-On-Tees

Manners & Harrison are offering for sale this well presented three bedroom terraced family home. Situated on the popular Osborne Road, close to local amenities, local schools and public transport links.

Entrance Hallway

Entered via UPVC door to front elevation and radiator.

Lounge

13' 4" x 11' 7" (4.06m x 3.53m) Window to front elevation, gas fireplace and radiator.

Kitchen

18' 4" x 9' 2" (5.59m x 2.79m)
Wall and base units, oven, splash back tiles, sink, dual oven, radiator and UPVC door to rear elevation.

Landing Bedroom One

13' 2" x 11' 4" (4.01m x 3.45m) Window to rear elevation and radiator.

Bedroom Two

12' 9" x 11' 4" ($3.89m \times 3.45m$) Window to front elevation and radiator.

Bedroom Three

 $8' 2" \times 6' 8" (2.49m \times 2.03m)$ Window to front elevation, radiator and fitted wardrobes.

Bathroom

Suite comprising low level WC, sink, bath with overhead shower unit, window to rear elevation and splash back tiles.

Externally

Garden to rear of the property which is laid to lawn with patio area and storage shed.













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- IDEAL FIRST TIME BUYER OPPORTUNITY
- SPACIOUS LOUNGE
- KITCHEN/ DINER
- REAR GARDEN
- NOT TO BE MISSED!

Tenure: Freehold EPC Rating: D

£135,000



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: STO113427 - 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.

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