









welcome to

Greatham Avenue, STOCKTON-ON-TEES

Manners & Harrison are delighted to welcome to the market this well presented three bedroom town house situated on the popular Greatham Avenue.

Entrance Lobby

Radiator, door into Lounge.

Lounge

11' 10" x 14' 8" (3.61m x 4.47m)

Window to front elevation, radiator, door through to inner hallway.

Inner Hallway

Access to ground floor wc.

Ground Floor Wc

Wash hand basin with tiled splashback, wc , radiator, tiled flooring, extractor fan.

Kitchen/ Diner

11' 9" x 8' 10" (3.58m x 2.69m)

Fitted with a range of wall and base units with working surfaces, cupboard housing boiler, electric oven with gas hob and extractor fan, window to rear, stainless steel sink with drainer, integrated washing machine, plumber for dishwasher, built in fridge/ freezer, space for table, double doors leading to rear garden.

First Floor

Landing

Bedroom 3

11' 9" x 11' 11" (3.58m x 3.63m) Window to front elevation, radiator, TV point. Currently used as a gaming room.

Family Bathroom

Low level flush wc, radiator, wash hand basin with mixer tap, bath with mixer taps, partially tiled,

window to side elevation, hard flooring, extractor fan.

Bedroom 2

7' 9" x 11' 9" ($2.36m \times 3.58m$) window to rear elevation , radiator, TV point.

Second Floor

Master Bedroom

8' 3" x 17' 1" (2.51m x 5.21m)

Built in single wardrobe, window to front elevation, radiator, TV point, loft access, door to En-suite.

En-Suite

Low level flush wc, wash hand basin with mixer taps, shower cubicle, extractor fan, window, radiator, partly tiled.

Externally

Front Garden

Parking space.

Rear Garden

Gate which gives access to the side of the property, enclosed by timber fence, indian sandstone, lawn and patio area.

Garage

garage to the far right in a block of three, with parking space.













welcome to

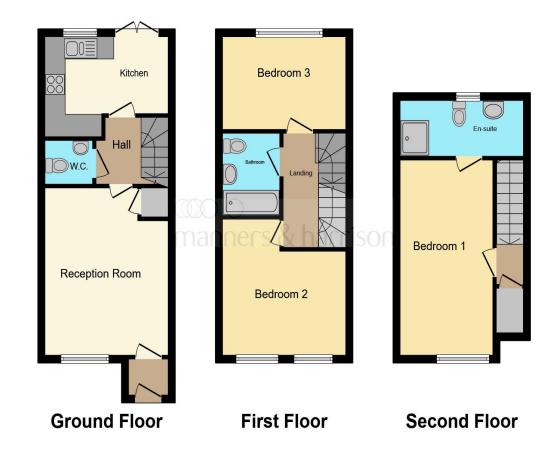
Greatham Avenue, STOCKTON-ON-TEES

- FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES
- KITCHEN/DINER
- MASTER BEDROOM WITH ENSUITE
- REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: B

offers over

£155,000



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

view this property online mannersandharrison.co.uk/Property/STO113450



Property Ref: STO113450 - 0004 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.





01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk

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.