



**Greatham Avenue, STOCKTON-ON-TEES TS18 2QB**

**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 x 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.







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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

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