



**Leonard Ropner Drive, Stockton-On-Tees TS19 7QG**

**welcome to**

## **Leonard Ropner Drive, Stockton-On-Tees**

This bright and spacious TWO BEDROOM HOUSE is READY TO VIEW! 'Ready to move into' and sitting within the highly desirable FAIRFIELD area of Stockton-On-Tees. Popular for its Ofsted rated 'Good' schools and ease of access to commuting routes and the local countryside walks.

### **Entrance Hall**

Accessed via UPVC door, radiator.

### **Lounge**

15' 2" x 12' 6" ( 4.62m x 3.81m )

Window to front, staircase to first floor, gas fireplace, radiator.

### **Kitchen**

12' 8" x 8' 8" ( 3.86m x 2.64m )

Window to rear, UPVC door to rear, radiator, wall and base units, splashback, oven with gas hob and extractor, space for washer/dryer, intergrated fridge/freezer.

### **First Floor Landing**

### **Bedroom 1**

10' 8" x 8' 9" ( 3.25m x 2.67m )

Window to rear, fitted wardrobes, radiator.

### **Bedroom 2**

12' 7" x 7' 6" ( 3.84m x 2.29m )

Window to front, radiator.

### **Bathroom**

Low level WC, sink, bath with shower, splash back, chrome fittings, radiator, window to side.





### Externally

#### Front Garden

Laid to lawn.

#### Side

Brick weave driveway leading to:-

#### Single Garage

Larger than average size.

#### Rear Garden

Laid to lawn, patio area, South facing.



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welcome to

## Leonard Ropner Drive, Stockton-On-Tees

- GARAGE
- DRIVEWAY
- DESIRABLE LOCATION
- STUNNING
- SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: C

**£157,500**



Ground Floor



First Floor

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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