









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

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

Tenure: Freehold EPC Rating: C

£157,500

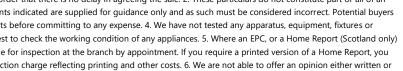


This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No 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: STO113459 - 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 quidance 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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