



Christchurch Drive, Stockton-On-Tees TS18 5JZ

welcome to

Christchurch Drive, Stockton-On-Tees

Manners & Harrison are delighted to offer for sale this three bedroom semi-detached family home situated in on the popular Christchurch Drive, Hartburn

Entrance Hall

UPVC door to front, radiator.

Lounge

13' 5" x 12' 9" (4.09m x 3.89m)

Window to front, fireplace housing gas fire, radiator.

Dining Room

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

Window to rear, radiator.

Kitchen

18' x 7' 4" (5.49m x 2.24m)

With a range of wall and base units with working surfaces, splashback, sink/drainer unit, electric hob with extractor fan, oven, window to side and rear elevation.

First Floor

Landing

Bedroom 1

13' 4" x 9' 7" Into wardrobes (4.06m x 2.92m Into wardrobes)

Window to front elevation, mirrored wardrobes, radiator.

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

Window to rear elevation, storage cupboard housing boiler, radiator.

Bedroom 3

6' 4" x 10' 2" Max (1.93m x 3.10m Max)

Window to front elevation, radiator.

Bathroom

Low level wc, wash hand basin with chrome fittings and splashback tiles, towel rail, walk in shower, window to rear elevation.

Externally

Front Garden

Low maintenance, access to driveway.

Rear Garden

Laid to lawn, patio area, enclosed via timber fence, access to Garage.

Garage





view this property online mannersandharrison.co.uk/Property/STO113452



welcome to

Christchurch Drive, Stockton-On-Tees

- FOR SALE VIA MODERN METHOD OF AUCTION
- NO ONWARD CHAIN
- 2 RECEPTION ROOMS
- FRONT & REAR GARDENS
- GARAGE & DRIVE

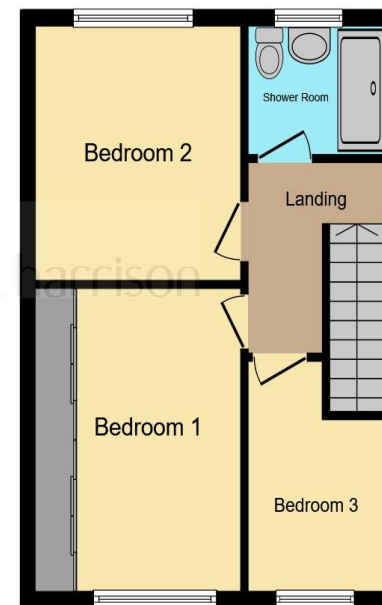
Tenure: Freehold EPC Rating: D

guide price

£145,000



Ground Floor



First Floor

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

[view this property online](http://mannersandharrison.co.uk/Property/STO113452) mannersandharrison.co.uk/Property/STO113452



Property Ref:
STO113452 - 0006

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.

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.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk