



**Fritillary Place, Stockton-On-Tees TS21 3LZ**

**welcome to**

## **Fritillary Place, Stockton-On-Tees**

Manners & Harrison are delighted to welcome to the market this modern five bedroom detached family home situated on the popular Fritillary Place.

### **Entrance Hall**

Radiator, stairs to first floor.

### **Lounge**

14' 8" x 10' 4" ( 4.47m x 3.15m )  
UPVC door to rear, radiator.

### **Dining Room**

11' x 9' 2" ( 3.35m x 2.79m )  
Window to front, radiator.

### **Kitchen**

24' 3" x 11' 2" ( 7.39m x 3.40m )  
Range of wall and base units, window to front, window to rear, radiator, feature radiator, gas hob with extractor fan, sink/drain, oven.

### **Utility Room**

5' 5" x 5' ( 1.65m x 1.52m )  
Range of wall and base units, radiator.

### **Downstairs Wc**

Low level WC, sink, radiator.

### **Bedroom 1**

27' 3" max x 17' 5" ( 8.31m max x 5.31m )  
Velux windows to the front and rear, two windows to the front, two radiators, fitted wardrobe, access to en suite.

### **En Suite**

Velux window to rear, shower, low level WC, towel rail, sink.

### **Bedroom 2**

11' 1" x 11' ( 3.38m x 3.35m )  
Window to rear, radiator, fitted wardrobes.

### **En Suite**

Window to rear, low level WC, sink, towel rail, shower.

### **Bedroom 3**

11' 4" x 10' 3" ( 3.45m x 3.12m )  
Window to front, radiator.

### **Bedroom 4**

10' 1" x 9' 6" ( 3.07m x 2.90m )  
Window to front, radiator.

### **Bedroom 5**

13' 9" x 8' 7" ( 4.19m x 2.62m )  
Window to rear, radiator.

### **Bathroom**

Low level WC, sink, window to front, towel rail, bath with shower unit.

### **Externally Front Garden**

Double garage, double driveway.

### **Rear Garden**

Patio, laid to lawn.





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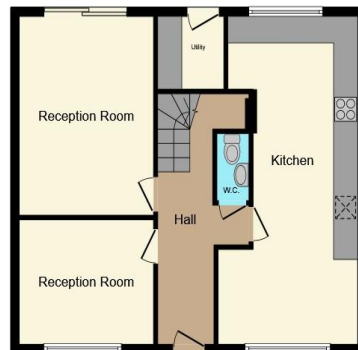
welcome to

## Fritillary Place, Stockton-On-Tees

- DOUBLE GARAGE
- MASTER WITH EN SUITE
- CLOSE TO LOCAL AMENITIES
- GREAT LOCATION
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: C

# £375,000



Ground Floor



First Floor



Second Floor

  
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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](http://www.focalagent.com)

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Property Ref:  
STO113566 - 0005

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