



**Castor Way, Stockton-On-Tees TS18 3WF**

**welcome to**

## **Castor Way, Stockton-On-Tees**

Modern four bedroom detached accommodation situated on the popular Castor Way, Stockton-On-Tees.

### **Entrance Hall**

Stairs to first floor, radiator

### **Downstairs Wc**

Sink with mixer tap, splashback, low level flush WC, radiator, extractor fan, housing electric box.

### **Lounge**

11' 4" x 16' 5" ( 3.45m x 5.00m )

Dual aspect windows to front and rear, TV point, radiator

### **Kitchen/Diner**

25' 3" max x 10' 5" ( 7.70m max x 3.17m )

Window to front, window to rear, double doors to rear, pantry, sink/drainер with mixer taps, gas oven with electric hob and extractor over, built-in washing machine, built-in tumble dryer

### **Bedroom 1**

9' 10" x 16' 4" ( 3.00m x 4.98m )

Window to front.

### **En Suite for Bedroom 1**

Double shower cubicle, low level flush WC, single mixer tap, part-tiled, chrome towel rail,

### **Bedroom 2**

11' 6" x 10' 9" ( 3.51m x 3.28m )

Window to front, walk-in wardrobe

### **En Suite For Bedroom 2**

Low level flush WC, wash hand basin, shower, window to front

### **Second Floor Landing**

Loft access

### **Bedroom 3**

14' 2" into bay window x 10' 1" ( 4.32m into bay window x 3.07m )

Window to front, window to rear, built-in wardrobes

### **Bedroom 4**

13' 9" x 11' 9" ( 4.19m x 3.58m )

Window to front, window to rear

### **Family Bathroom**

Low level low flush WC, bath with shower unit, wash hand basin with mixer tap,

### **Externally Front Garden**

Driveway, garage

### **Rear Garden**

Laid to Lawn, patio area





***view this property online*** [mannersandharrison.co.uk/Property/STO113668](https://mannersandharrison.co.uk/Property/STO113668)



welcome to

## Castor Way, Stockton-On-Tees

- FRONT AND REAR GARDENS
- GARAGE
- IDEAL FOR FAMILIES
- MODERN DECOR
- MASTER WITH EN SUITE

Tenure: Freehold EPC Rating: C

**£280,000**



**view this property online** [mannersandharrison.co.uk/Property/STO113668](https://mannersandharrison.co.uk/Property/STO113668)



Property Ref:  
STO113668 - 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 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](mailto:Stockton@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](https://mannersandharrison.co.uk)