



Chestnut Square, Stockton-On-Tees TS19 0JG

welcome to

Chestnut Square, Stockton-On-Tees

Early viewing is recommended to avoid disappointment as we anticipate a high level of interest in this good sized semi-detached property situated in Stockton-On-Tees.

Entrance Hall

UPVC door to front, radiator, understair storage housing security alarm panel.

Ground Floor Wc

Low level wc, wash hand basin with splashback, window to front.

Lounge

16' 5" x 12' 5" (5.00m x 3.78m)
Double glazed windows to both front and rear aspect, fireplace housing electric fire, radiator.

Kitchen

13' 3" x 9' 1" (4.04m x 2.77m)
With a range of wall and base units with matching working surfaces, sink unit with drainer, electric hob, oven and extractor fan, radiator, two double glazed windows to side, UPVC double glazed door to rear.

First Floor Landing

Loft access, window to front elevation.

Bedroom 1

13' 3" Max x 8' 8" (4.04m Max x 2.64m)
Window to rear elevation, built in cupboard, boiler, radiator.

Bedroom 2

11' 1" x 7' 8" (3.38m x 2.34m)
Window to rear elevation, radiator.

Bedroom 3

7' 9" x 8' (2.36m x 2.44m)
Window to front elevation, radiator.

Bathroom

Low level wc, wash hand basin, bath with electric powered shower over, splashback, window to front elevation, radiator.

Externally

Front Garden

Iron gated access, driveway.

Rear Garden

Low maintenance. brick built outhouse, outhouse with internal water tap outlet.

Outhouse

11' x 9' (3.35m x 2.74m)
Double door access





view this property online mannersandharrison.co.uk/Property/STO113639



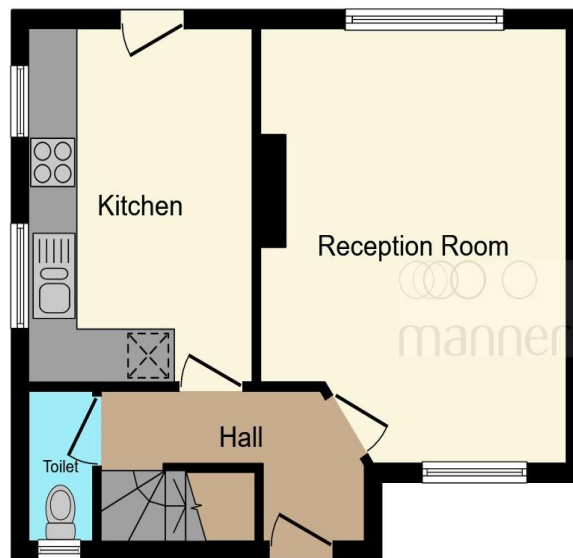
welcome to

Chestnut Square, Stockton-On-Tees

- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- IDEAL FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: D

£100,000



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 mannersandharrison.co.uk/Property/STO113639



Property Ref:
STO113639 - 0004

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