



**Westbury Street, Thornaby Stockton-On-Tees TS17 6NB**

**welcome to**

## **Westbury Street, Thornaby Stockton-On-Tees**

This great three bedroom mid terraced property situated in the popular Thornaby area of Stockton-On-Tees. This property is a must see and early viewing is highly recommended,

##Invalid Field Name##

### **Entrance Hall**

Radiator, access to first floor

### **Lounge**

13' 5" x 12' ( 4.09m x 3.66m )

Window to front, radiator

### **Dining Room**

13' x 12' 2" ( 3.96m x 3.71m )

Window to rear, radiator

### **Kitchen**

13' 8" x 7' 9" ( 4.17m x 2.36m )

Window to side, oven with electric hob and extractor over, splash back, UPVC door to side.

### **Downstairs Wc**

Low level WC, window to side

### **Bedroom 1**

15' 6" x 10' 9" ( 4.72m x 3.28m )

Window to front, radiator

### **Bedroom 2**

12' 9" x 7' 4" ( 3.89m x 2.24m )

Window to rear, radiator, mirrored wardrobes

### **Bedroom 3**

10' 6" x 7' 8" ( 3.20m x 2.34m )

Window to side, radiator

### **Bathroom**

Low level WC, window to side, wash hand basin, bath, radiator, splash back

### **Externally Rear Garden**

Yard, access to alley





**view this property online** [mannersandharrison.co.uk/Property/STO111069](https://mannersandharrison.co.uk/Property/STO111069)





welcome to

## Westbury Street, Thornaby Stockton-On-Tees

- YARD
- CLOSE TO LOCAL AMENITIES
- MID-TERRACED
- POPULAR AREA
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: D

**£85,000**



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)

**view this property online** [mannersandharrison.co.uk/Property/STO111069](http://mannersandharrison.co.uk/Property/STO111069)



Property Ref:  
STO111069 - 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



**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



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



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