



**Victoria Road, Thornaby Stockton-On-Tees TS17 6HH**

**welcome to**

## **Victoria Road, Thornaby Stockton-On-Tees**

Three bedroom mid terrace property situated in a popular area of Thornaby. Close to local amenities, great public transport links and schools.

##Invalid Field Name##

### **Reception Room 1**

12' 1" max x 14' 6" max ( 3.68m max x 4.42m max )  
UPVC double glazed window to front, feature fireplace surround, radiator, coved cornicing

### **Entrance Vestibule**

UPVC double glazed door to front, radiator

### **Main Hallway**

Radiator

### **Reception Room 2**

9' 10" max x 12' 10" ( 3.00m max x 3.91m )  
UPVC double glazed window to rear, radiator, coved cornicing

### **Kitchen**

16' 5" x 7' 11" ( 5.00m x 2.41m )  
UPVC double glazed window to rear, range of matte, cottage style wall and base units with contrasting work surfaces, plumbing for washing machine, single stainless steel sink with mixer tap, integrated oven and gas hob, integrated extract canopy

### **Shower Room**

Corner shower, pedestal hand wash basin, radiator, storage cupboard

### **Wc**

Low level WC, UPVC double glazed window to side, UPVC double glazed door to side, claddered walls

### **Bedroom 1**

12' 2" x 15' 8" max ( 3.71m x 4.78m max )  
UPVC double glazed window to rear, radiator, storage cupboard

### **Bedroom 2**

12' 10" x 9' 11" max ( 3.91m x 3.02m max )

UPVC double glazed window to rear, radiator

### **Bedroom 3**

7' x 9' 4" ( 2.13m x 2.84m )  
UPVC double glazed window to rear, radiator

### **Bathroom**

White panel bath, claddered walls, shower unit, hand wash basin with mixer tap and vanity unit, low level WC, UPVC double glazed window to side, chrome heated towel rail

### **Rear Yard**

Gated access to rear entry, condensing unit, LG air source heat pump







***view this property online*** [mannersandharrison.co.uk/Property/STO113970](http://mannersandharrison.co.uk/Property/STO113970)



**welcome to**

## **Victoria Road, Thornaby Stockton-On-Tees**

- REAR PRIVATE YARD
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- MID-TERRACED
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: C

# **£80,000**



**view this property online** [mannersandharrison.co.uk/Property/STO113970](https://mannersandharrison.co.uk/Property/STO113970)



Property Ref:  
STO113970 - 0003

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)