



Holburn Park, Stockton-On-Tees TS19 8BJ

welcome to

Holburn Park, Stockton-On-Tees

A stunning three-bedroom semi-detached family home situated on the popular Holburn Park, Stockton-On-Tees.

Lounge

13' 4" x 11' 1" (4.06m x 3.38m)

Window to front, radiator

Dining Room

9' 9" x 8' (2.97m x 2.44m)

Radiator

Kitchen

17' 8" x 18' 9" (5.38m x 5.71m)

Range of wall and base units, velux windows, radiator, sink, fitted washer, dryer, dishwasher, TV point, pyrolytic oven with electric induction hob and extractor fan, spotlights, integral fridge freezer, walk-in larder

Bedroom 1

11' 6" x 9' 1" (3.51m x 2.77m)

Window to front, radiator, TV point

Bedroom 2

10' 6" x 9' 8" (3.20m x 2.95m)

Window to front, radiator

Bedroom 3

7' 7" x 7' 9" (2.31m x 2.36m)

Fitted wardrobes, window to front

Bathroom

Shower cubicle powered by combi boiler, deep bath with modern design, low level WC, wash hand basin, window to rear, spotlight, high standard tiling

Front Garden

Garage with electric door, driveway, laid to lawn

Rear Garden

Laid to lawn, fitted water tap, electric power





view this property online mannersandharrison.co.uk/Property/STO113961



welcome to

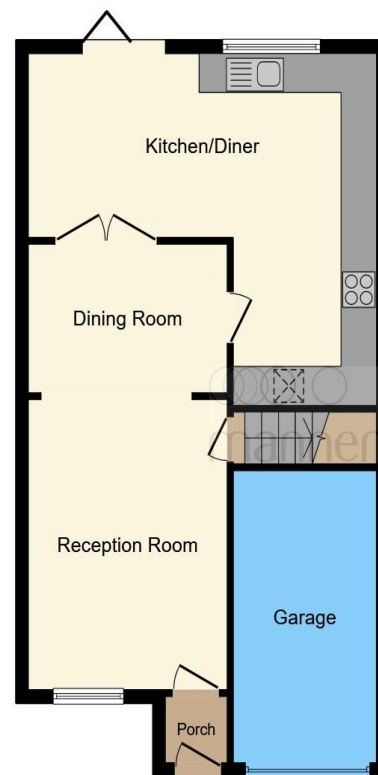
Holburn Park, Stockton-On-Tees

- IDEAL FOR A WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

offers over

£190,000



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/STO113961



Property Ref:
STO113961 - 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



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



mannersandharrison.co.uk

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.