



Lauder Close, Stockton-On-Tees TS19 0TH

welcome to

Lauder Close, Stockton-On-Tees

Elm Tree' area of Stockton is highly desirable and we are pleased to bring to market this lovely THREE BEDROOM HOME. With accommodation both internally and externally of good size for a terraced property.

Entrance Porch

Entered via door to front, door leading to the lounge.

Lounge

17' 6" (max) x 11' 4" (max) (5.33m (max) x 3.45m (max))
Window to front, radiator, storage cupboard, TV point.

Hall

Access to downstairs WC, door to kitchen and door to rear garden.

Downstairs Wc

Sink with taps, WC with low level low flush WC, window to rear.

Kitchen/Diner

11' 9" (max) x 11' 3" (max) (3.58m (max) x 3.43m (max))
Plumbing for washing machine, recess for oven, space for table, window to rear, radiator, boiler, plumbing for tumble dryer, tiled flooring, stainless steel sink with draining board and mixer taps.

First Floor Landing Bedroom 1

13' 3" (max) x 14' 8" (max) (4.04m (max) x 4.47m (max))
Window to front, radiator, TV point, storage cupboard.

Bedroom 2

13' 1" (max) x 11' 5" (max) (3.99m (max) x 3.48m (max))
Window to rear, radiator.

Bedroom 3

8' 7" (max) x 7' 7" (max) (2.62m (max) x 2.31m (max))
Window to front, radiator, hard flooring, TV point.

Family Bathroom

Low level low flush WC, sink with mixer taps, window to rear, bath with shower attachment and mixer taps, storage cupboard, radiator, hard floor, spotlights, extractor fan.

Externally

Front Garden

Rear Garden

Stairs leading down to a patio area, enclosed with fence and brick wall, outside storage.





view this property online mannersandharrison.co.uk/Property/STO114078



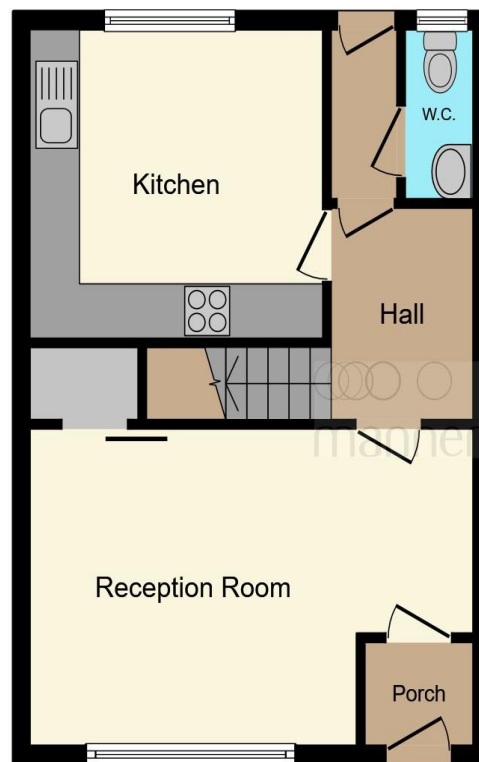
welcome to

Lauder Close, Stockton-On-Tees

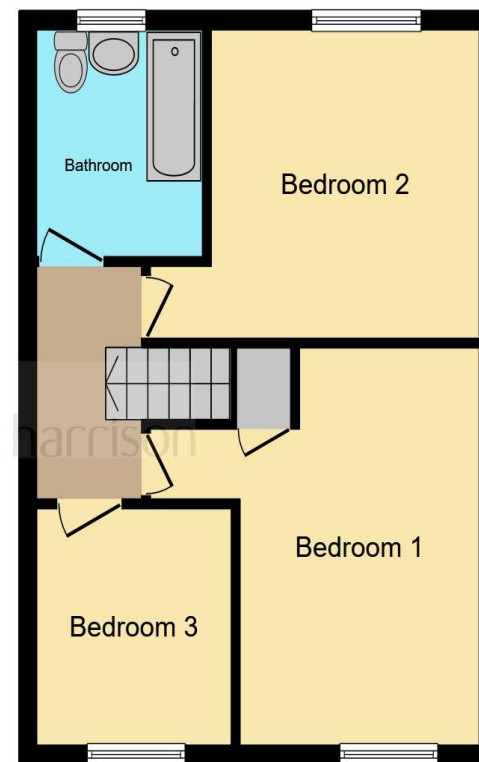
- HIGHLY DESIRABLE LOCATION
- GOOD SIZE
- DOWNSTAIRS WC
- MODERN FAMILY BATHROOM
- GREAT FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: D

£90,000



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/STO114078



Property Ref:
STO114078 - 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



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



mannersandharrison.co.uk