

Shetland Avenue, Thornaby Stockton-On-Tees TS17 8GB



welcome to

Shetland Avenue, Thornaby Stockton-On-Tees

A well presented and modern three-bedroom semi-detached family home situated on Shetland Avenue in the highly desirable area of Thornaby.

Lounge 14' 11" x 11' 1" (4.55m x 3.38m) UPVC door to rear, radiator, stairs under cupboard

Downstairs Wc Low level WC, hand wash basin, window to front

Kitchen 15' x 8' (4.57m x 2.44m) Window to front, sink, recess for washing machine, oven with gas hob, splash back, radiator

Bedroom 1 11' x 10' (3.35m x 3.05m) 2 Windows to rear, radiator

En Suite Low level WC, towel rail, hand wash basin, shower, window to rear

Bedroom 2 13' x 8' (3.96m x 2.44m) Window to front, radiator

Bedroom 3 9' x 6' (2.74m x 1.83m) Window to front, radiator

Bathroom Low level WC, towel rail, hand wash basin, bath, window to side

Rear Garden Laid to lawn, patio













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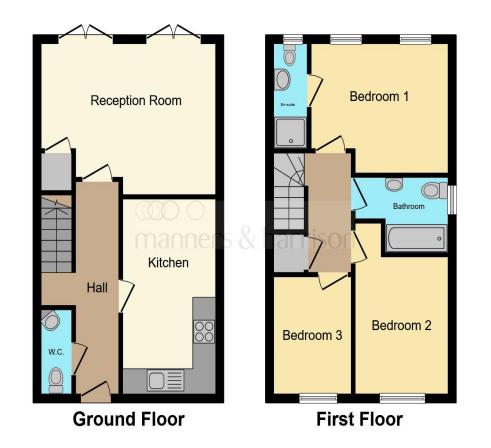
Shetland Avenue, Thornaby Stockton-On-

Tees

- FRONT AND REAR GARDENS
- **OFF-STREET PARKING**
- SINGLE GARAGE
- **GREAT LOCATION**
- SEMI-DETACHED

Tenure: Freehold EPC Rating: C

£165,000



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

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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 STO114082 - 0002 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.

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

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