



**Balmoral Avenue, Thornaby Stockton-On-Tees TS17 7JP**

**welcome to**

## **Balmoral Avenue, Thornaby Stockton-On-Tees**

Available to the market this semi - detached house located in Thornaby.. The property in our opinion would best suit the needs of a first time buyer or family.

### **Entrance Porch**

Access to hallway

### **Entrance Hall**

UPVC door to front, radiator

### **Lounge**

13' x 12' ( 3.96m x 3.66m )

Window to front, radiator

### **Dining Room**

12' x 14' ( 3.66m x 4.27m )

UPVC door to rear, radiator

### **Kitchen**

18' x 7' ( 5.49m x 2.13m )

Range of wall and base units, boiler, radiator, splash back, window to side, sink, recess for oven and fridge freezer

### **Bedroom 1**

13' x 9' ( 3.96m x 2.74m )

Window to front, radiator, mirrored wardrobe

### **Bedroom 2**

11' x 11' ( 3.35m x 3.35m )

Window to rear, radiator

### **Bedroom 3**

6' x 6' ( 1.83m x 1.83m )

Window to front, radiator

### **Bathroom**

Bath, window to rear, sink, splash back, loft access, low level WC

### **Rear Garden**

Decking, laid to lawn





***view this property online*** [mannersandharrison.co.uk/Property/STO114158](http://mannersandharrison.co.uk/Property/STO114158)



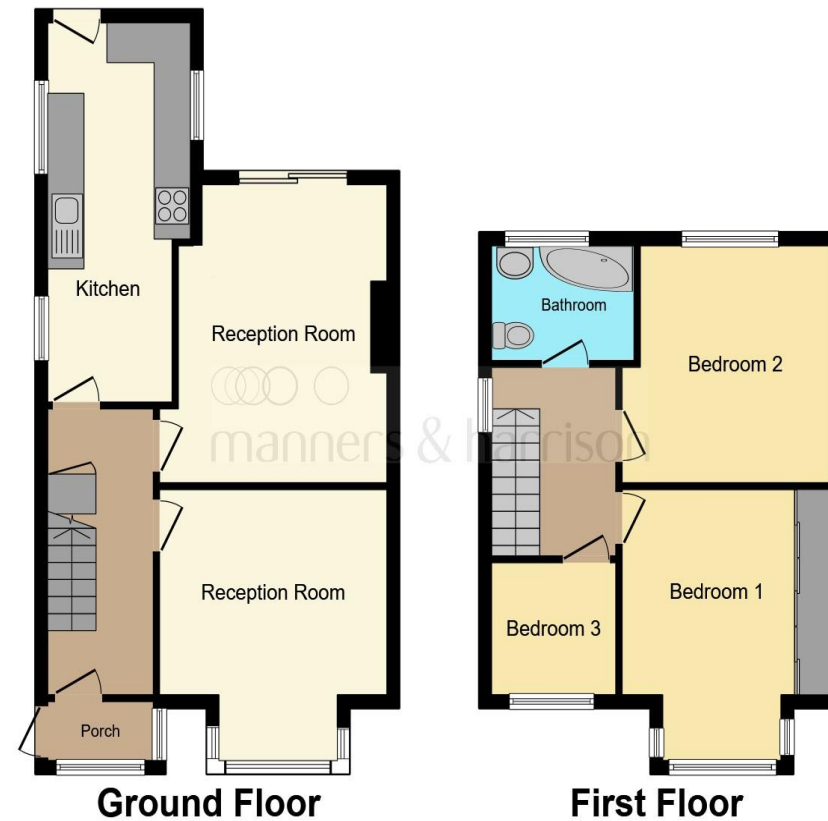
welcome to

## Balmoral Avenue, Thornaby Stockton-On-Tees

- FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- OFF-STREET PARKING WITH DRIVEWAY AND GARAGE
- SEMI-DETACHED

Tenure: Freehold EPC Rating: D

**£125,000**



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/STO114158](http://mannersandharrison.co.uk/Property/STO114158)



Property Ref:  
STO114158 - 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 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](http://mannersandharrison.co.uk)