



Witton Park, Stockton-On-Tees TS18 3BH

welcome to

Witton Park, Stockton-On-Tees

Offering for sale is this two bedroom ground floor flat situated at Witton Park, Stockton-On-Tees.

Main Hallway

Entrance via wooden door to front, access to all rooms, storage cupboard, radiator, fitted carpet

Reception Room

11' 8" x 13' 4" (3.56m x 4.06m)

UPVC double glazed floor to ceiling window to front, two radiators, coved cornicing, fitted carpet

Kitchen

7' 11" x 9' 8" (2.41m x 2.95m)

Range of wooden wall and base units with contrasting laminate working surfaces and matching upstands, lino flooring, single stainless steel sink with drainer and mixer tap, integrated gas hob, integrated electric oven, integrated extractor fan, washing machine, dishwasher, boiler, UPVC double glazed window to rear

Bedroom 1

11' 10" max x 16' 4" max (3.61m max x 4.98m max)

UPVC double glazed door to rear aspect, radiator, coved cornicing, fitted carpet

Bedroom 2

10' 5" x 7' 3" (3.17m x 2.21m)

UPVC double glazed window to rear, radiator, fitted carpet

Bathroom

Lino flooring, pedestal hand wash basin with tiled splash back, low level WC, white panel bath with mixer tap and shower unit, floor to ceiling wall tiles, extractor fan, radiator





view this property online mannersandharrison.co.uk/Property/STO114235



welcome to

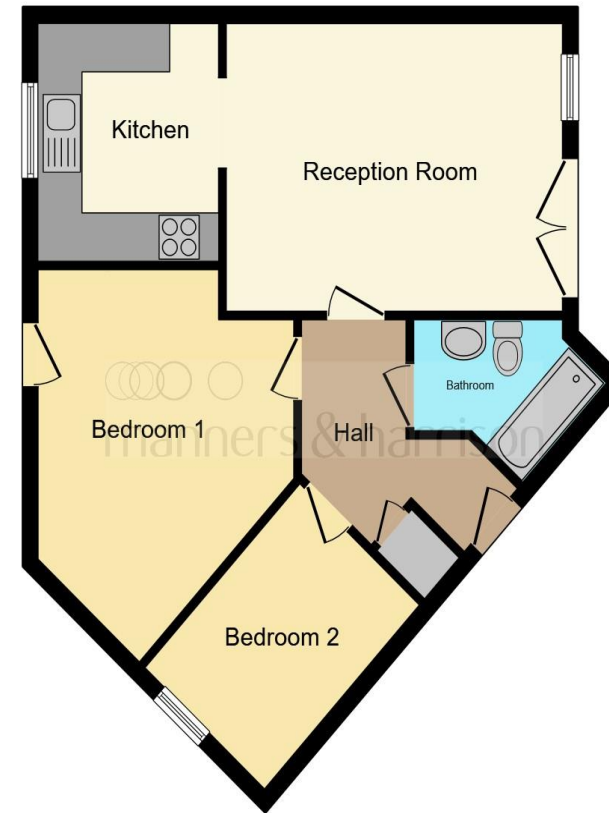
Witton Park, Stockton-On-Tees

- GROUND FLOOR FLAT
- TWO BEDROOMS
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£69,000



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

view this property online mannersandharrison.co.uk/Property/STO114235



Property Ref:
STO114235 - 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