



Park Drive, Stockton-On-Tees TS19 8AB

welcome to

Park Drive, Stockton-On-Tees

A rare opportunity to purchase a two bedroom semi-detached bungalow, on a quiet cul de sac off Darlington Lane, Stockton-On-Tees.

Entrance Hall

Door to front, porch

Lounge

13' 8" x 12' 1" (4.17m x 3.68m)

Electric fire with surround, window to front, window to side, hard flooring, wall lights

Kitchen/Diner

12' 8" x 9' 2" (3.86m x 2.79m)

Window to side, gas hob, double electric oven, recess for table, recess for fridge freezer Range of wall and base units, sliding doors to conservatory

Bedroom 1

11' 8" x 11' (3.56m x 3.35m)

Window to rear, radiator

Bedroom 2

11' 1" x 12' 3" (3.38m x 3.73m)

Window to front, radiator

Shower Room

Low level WC, towel rail, wash hand basin with vanity unit, window to side, double shower

Loft Area

Boarded, window to side, heating system, storage in eaves

Conservatory

7' 6" x 11' 7" (2.29m x 3.53m)

UPVC, double doors leading to rear garden

Front Garden

Off road parking for up to two cars, gravel driveway leading to garage with up and over door, electric gates with fob key sensor

Garage

Power. lighting

Rear Garden

Enclosed, mainly paved area





view this property online mannersandharrison.co.uk/Property/STO114431



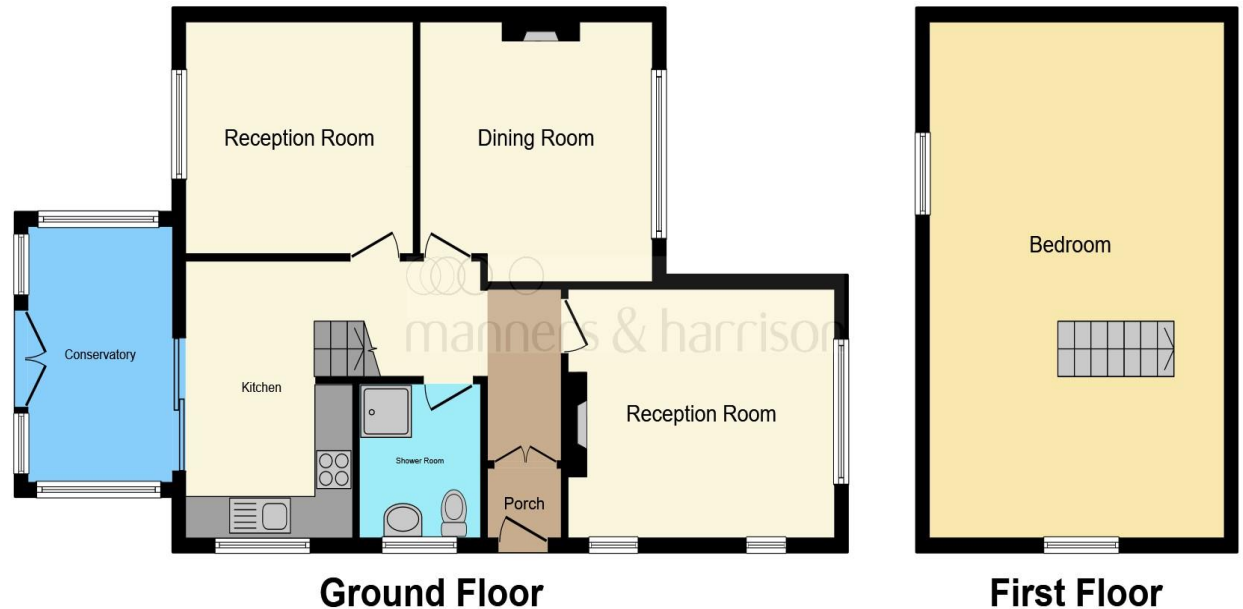
welcome to

Park Drive, Stockton-On-Tees

- CUL DE SAC
- BUNGALOW
- FRONT AND REAR GARDENS
- CONSERVATORY
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£160,000



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/STO114431



Property Ref:
STO114431 - 0007

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