



**Lustrum View, Stockton-On-Tees TS20 2FR**

**welcome to**

## **Lustrum View, Stockton-On-Tees**

This modern three-bedroom detached family home, located in the sought-after area of Norton, offers a perfect blend of comfort, convenience, and style. Ideally situated close to local amenities, excellent public transport links, and schools, this property is perfectly positioned for family living.

### **Main Hallway**

Composite double glazed door to front, radiator LVT flooring, stairs to first floor

### **Downstairs Wc**

Low level WC, radiator, wood panelling, UPVC double glazed window to side, pedestal mounted hand wash basin with mixer tap

### **Reception Room**

14' 8" x 14' 6" max ( 4.47m x 4.42m max )  
UPVC double glazed bay window to front, UPVC double glazed window to side, radiator, LVT flooring

### **Kitchen/Diner**

10' 3" x 15' 4" ( 3.12m x 4.67m )  
UPVC double glazed window to rear, UPVC double glazed french doors to rear, range of matte wall and base units with contrasting laminate working surfaces, integrated induction hob, integrated electric oven, tiled splash back, single stainless steel sink with hose extension and drainer, plumbing for washing machine, plumbing for dishwasher, integrated extractor canopy, recess for fridge freezer, storage cupboard

### **First Floor Landing**

Wood panelling

### **Bathroom**

White panel bath, low level WC, radiator, shower screen, electric shower unit, tiled splash back, pedestal mounted hand wash basin with mixer tap, extractor fan, UPVC double glazed window to side

### **Bedroom 1**

11' 4" x 13' 6" max ( 3.45m x 4.11m max )  
UPVC double glazed window to side, UPVC double glazed window to front, radiator, built-in storage

cupboard

### **En Suite**

Double walk-in shower with wall integrated mixer shower controls, tiled walls, extractor fan, low level WC, pedestal mounted hand wash basin with mixer tap, UPVC double glazed window to front, radiator

### **Bedroom 2**

11' 11" max x 11' ( 3.63m max x 3.35m )  
UPVC double glazed window to side. UPVC double glazed window to front, radiator

### **Bedroom 3**

8' 7" x 6' 4" ( 2.62m x 1.93m )  
UPVC double glazed window to front, radiator

### **Front Garden**

Paved footpath, gravel area

### **Rear Garden**

Resin seating area, footpath, shed, gated access to double driveway, gravel area







***view this property online*** [mannersandharrison.co.uk/Property/STO114698](https://mannersandharrison.co.uk/Property/STO114698)



**welcome to**

## **Lustrum View, Stockton-On-Tees**

- OFF-STREET PARKING
- MASTER WITH EN SUITE
- FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: B

# **£170,000**



**view this property online** [mannersandharrison.co.uk/Property/STO114698](https://mannersandharrison.co.uk/Property/STO114698)



Property Ref:  
STO114698 - 0002

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](https://mannersandharrison.co.uk)**