



Weaverham Road, Stockton-On-Tees TS20 1QL

welcome to

Weaverham Road, Stockton-On-Tees

3 BEDROOM FAMILY HOMEMUST BE VIEWED*** This spacious three bed semi-detached family home is in a popular and well established residential development.

Entrance Porch

Radiator, window to front

9' 8" x 8' 8" (2.95m x 2.64m)

Window to front, radiator, TV point

Downstairs Wc

Corner wash hand basin with vanity unit, low level WC, radiator, window to rear

Front Garden

Off-street parking for 2 cars, garage, laid to lawn

Lounge

13' 8" x 15' 3" (4.17m x 4.65m)

Window to front, radiator, electric fireplace

Shower Room

Fully tiled, window to rear, chrome towel rail, extractor fan, wash hand basin with vanity unit, low level WC, shower

Dining Room

11' 9" x 9' 10" (3.58m x 3.00m)

Hard flooring, door to conservatory

Rear Garden

Enclosed, greenhouse, laid to lawn, step down to decking, patio

Conservatory

Doors to rear

Kitchen

Fully fitted, plumbing for washing machine, pantry cupboard housing boiler, window to side, door to side, stainless steel sink with mixer tap, dual oven with gas hob, window to front, range of wall and base units, dishwasher

Landing

Radiator, window to side

Bedroom 1

10' 8" x 18' 4" (3.25m x 5.59m)

Two sliding door wardrobes, window to front, radiator, built-in double wardrobe

Bedroom 2

10' x 12' 4" (3.05m x 3.76m)

Window to side, TV point, radiator, storage cupboard

Bedroom 3





view this property online mannersandharrison.co.uk/Property/STO114811



welcome to

Weaverham Road, Stockton-On-Tees

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- CONSERVATORY
- ADDITIONAL WC

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£200,000



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/STO114811



Property Ref:
STO114811 - 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



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk