







welcome to

Whitwell Close, Stockton-On-Tees

Nestled in a sought-after central location, this well-presented two-bedroom terraced property selling tenant in situ. A superb property in a fantastic location-early viewing is highly recommended.

Entrance Porch

Access to lounge

Lounge

18' x 12' (5.49m x 3.66m) Window to front, two radiators

Kitchen

12' x 8' (3.66m x 2.44m)
Window to rear, UPVC door to rear, recess for oven, recess for washer, boiler, sink, splash back, range of wall and base units, radiator

Bedroom 1

10' x 12' (3.05m x 3.66m) Window to front, radiator

Bedroom 2

8' x 12' (2.44m x 3.66m) Window to rear, radiator

Bathroom

Splash back, low level WC, wash hand basin, bath, radiator, extractor fan

Rear Garden

Shed, turf area, block paved patio









welcome to

Whitwell Close, Stockton-On-Tees

- FRONT AND REAR GARDENS
- TWO BEDROOMS
- TERRACED
- TENANT IN SITU
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£70,000



view this property online mannersandharrison.co.uk/Property/STO114550



Property Ref: STO114550 - 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.





01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk