

Barlborough Avenue, Stockton-On-Tees TS19 0QL



welcome to

Barlborough Avenue, Stockton-On-Tees

A Stunning Three Bedroom Detached Bungalow Situated on White House Farm, Stockton-on-Tees

Entrance Hall

Radiator, UPVC door to side

Lounge 16' x 11' (4.88m x 3.35m) Window to front, radiator, window to side, fireplace

Dining Room 12' x 8' (3.66m x 2.44m) Window to front, radiator

Kitchen

11' 1" x 8' $(3.38m \times 2.44m)$ Window to side, range of wall and base units, oven with gas hob and extractor fan, washer, range of wall and base units, fridge freezer, splash back

Conservatory 3' x 8' (0.91m x 2.44m)

UPVC
Bedroom 1

Window to rear, radiator, fitted wardrobes

Bedroom 2 14' x 8' (4.27m x 2.44m) Window to rear, radiator

Bathroom Walk-in shower, window to side, splash back, vanity unit mounted hand wash basin, two windows to side, low level WC, spotlights

Rear Garden Low maintenance, patio, summer house, water point













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- BUNGALOW
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- THREE BEDROOMS
- DETACHED

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

£245,000





Property Ref: STO114889 - 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.

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