









welcome to

Greens Grove, Stockton-On-Tees

A well-presented four bedroom detached family home situated on a quiet cul de sac in a much sought after area of Hartburn conveniently located close to local amenities, reputable schools, and excellent public transport links.

Downstairs Wc

Window to rear, splash back, low level WC, wash hand basin

Lounge

15' x 12' (4.57m x 3.66m) Window to front, radiator

Dining Room

11' x 10' (3.35m x 3.05m) Radiator

Kitchen

14' 1" x 9' (4.29m x 2.74m) Window to rear, range of wall and base units, microwave, recess for dual oven, sink, splash back, radiator, dishwasher

Utility Room

6' x 5' 1" (1.83m x 1.55m) UPVC door to side

Conservatory

17' x 13' (5.18m x 3.96m) UPVC, brick base, pond

Bedroom 1

 $15' \times 10' (4.57m \times 3.05m)$ Window to front, radiator, fitted wardrobes

Bedroom 2

 $12' \times 10' (3.66m \times 3.05m)$ Window to rear, radiator

Bedroom 3

Window to front, radiator

Bedroom 4

10' x 11' (3.05m x 3.35m)

Window to rear, radiator

Bathroom

Low level WC, bidet, bath, shower, window to rear, splash back, vanity unit mounted hand wash basin, spotlights

Rear Garden

Patio, decking, pond













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Greens Grove, Stockton-On-Tees

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

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£315,000





Ground Floor

First Floor

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

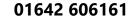
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Property Ref: STO111410 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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