



Napier Street, Stockton-On-Tees TS20 2QD

welcome to

Napier Street, Stockton-On-Tees

We are pleased to offer for sale this well-presented one bedroom ground floor flat, ideally located in the popular area of Norton.

Entrance Hall

Storage cupboard

Lounge

10' 8" x 14' 3" max (3.25m x 4.34m max)

Window to front, electric heater

Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

Window to rear, sink, range of wall and base units, oven with electric hob and extractor fan, splash back, recess for appliances

Bedroom 1

10' 3" x 10' 4" (3.12m x 3.15m)

Window to rear, electric heater

Bathroom

Bath with shower unit, wash hand basin, low level WC, splash back, extractor fan

Front Garden

Low maintenance, brickweave

Rear Garden

Laid to lawn





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welcome to

Napier Street, Stockton-On-Tees

- GROUND FLOOR FLAT
- FRONT AND REAR GARDENS
- ONE BEDROOM
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£42,500

view this property online mannersandharrison.co.uk/Property/STO115126



Property Ref:
STO115126 - 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.

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk