

# property details **approval form**

20 Hamilton Road, Stockton-On-Tees, Cleveland, England, TS19 0EH

**Date:** 21 November 2025

**Property Ref and Version:** STO115493 - 0002



# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Manners & Harrison office:** 23 High Street, STOCKTON-ON-TEES, Cleveland, TS18 1SP

**T** 01642 606161 **E** Stockton@mannersandharrison.co.uk

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## >> **price**

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£85,000

Tenure: Freehold

## >> **key features**

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- > FRONT AND REAR GARDENS
- > OFF-STREET PARKING
- > 3 BEDROOMS
- > SEMI-DETACHED
- > CLOSE TO LOCAL AMENITIES
- > EPC Rating: D

## >> **short description**

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We recommend early viewing to avoid disappointment in this good sized three bedroom semi detached property on this corner plot. Early viewing is recommended to avoid disappointment.

## >> **long description**

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Manners and Harrison welcome to the market this spacious three bedrooms semi- detached corner plot property, ideally suited to a first time buyer or for investment. This well presented property is positioned close to local amenities , schools and commuter routes. Internally the property briefly comprises of entrance hall, lounge, drining/kitchen with a range of base units and a utility to side. The first floor has three bedrooms and bathroom w/c with suite. Externally a driveway and garden to the front/side, an enclosed rear garden with lawned and patio area. An early viewing considered essential to avoid disappointment.

## >> **directions**

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## >> **Agent Note**

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## >> room description

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### **Lounge**

11' 4" x 11' ( 3.45m x 3.35m )

Window to front, fireplace, hard flooring

### **Kitchen**

21' 1" x 10' 10" max ( 6.43m x 3.30m max )

Range of wall and base units, oven with electric hob, cupboard under stairs, door to rear, sink with mixer tap

### **Utility Room**

6' 11" x 5' 5" ( 2.11m x 1.65m )

Window to side

### **Landing**

Window to side

### **Bedroom 1**

11' 1" max x 12' 4" ( 3.38m max x 3.76m )

Window to front, radiator

### **Bedroom 2**

14' 1" x 10' max ( 4.29m x 3.05m max )

Storage cupboard housing boiler, window to rear, radiator

### **Bedroom 3**

7' 6" x 8' 3" ( 2.29m x 2.51m )

Window to rear, radiator

### **Bathroom**

Bath, wash hand basin, cladded

### **Rear Garden**

Laid to lawn, patio

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## >> **property images**



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## >> **property images**



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> > **property images**

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## >> floor plan

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## >> approval

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|                                | Signature | Date |
|--------------------------------|-----------|------|
| Laura Blake                    |           |      |
| Maja Redzimska<br>Country Wide |           |      |