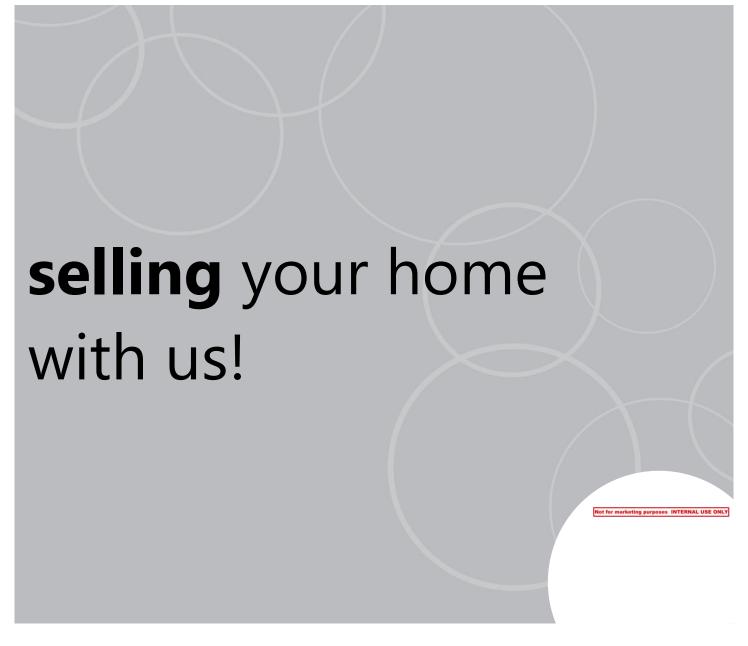
20 Hamilton Road, Stockton-On-Tees, Cleveland, England, TS19 0EH

Date: 21 November 2025 Property Ref and Version: STO115493 - 0002



>> 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
- 2. Key Features
- 3. Short Description
- 4. Long Description

- 5. Room Description
- 6. Directions
- 7. Property Images
- 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.

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>> price

£85,000

Tenure: Freehold

>> key features

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

>> short description

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

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

>> Agent Note

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>> room description

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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>> room description

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20 Hamilton Road, Stockton-On-Tees, Cleveland, England, TS19 0EH **Date:** 21 November 2025 **Property Ref and Version:** STO115493 - 0002

>> property images

















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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>>	floor	plan
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>> approval

	Signature	Date
Laura Blake		
Maja Redzimska		
Country Wide		