



**Surbiton Road, Stockton-On-Tees TS18 5QE**

**welcome to**

## **Surbiton Road, Stockton-On-Tees**

Located on the highly sought-after Surbiton Road, this beautifully maintained three-bedroom detached family home offers a fantastic opportunity for those looking to settle in a popular residential area close to local amenities, excellent transport links, and well-regarded schools.

### **Entrance Hall**

UPVC door to side, radiator, stairs to first floor

### **Lounge**

14' 1" max x 13' 10" ( 4.29m max x 4.22m )

Window to front, radiator, cupboard under stairs

### **Kitchen/Diner**

17' max x 8' 3" ( 5.18m max x 2.51m )

Window to rear, UPVC door to rear, sink with drainer, splash back, TV point, oven, range of wall and base units, electric hob with extractor fan, fridge freezer, space for washing machine



### **Landing**

Window to side, loft access

### **Bedroom 1**

12' 1" max x 10' 2" ( 3.68m max x 3.10m )

Window to front, radiator

### **Bedroom 2**

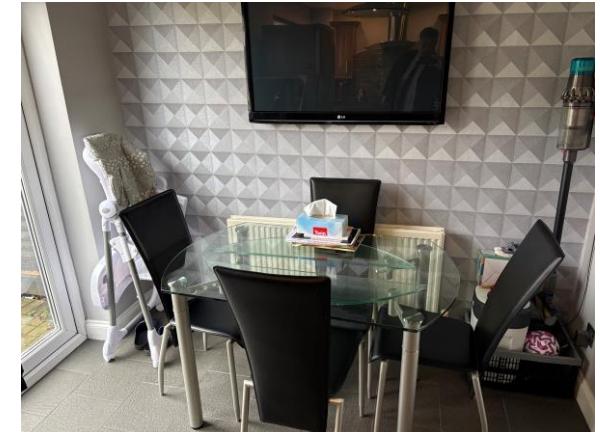
10' 8" x 10' 8" ( 3.25m x 3.25m )

Window to rear, radiator

### **Bedroom 3**

9' 1" max x 6' 9" ( 2.77m max x 2.06m )

Window to front, radiator, restricted access



### **Bathroom**

Bath with shower unit, towel rail, low level WC, wash hand basin, window to rear, splash back, spotlights

### **Front Garden**

Brickweave driveway, mature plants, enclosed by brick wall

### **Rear Garden**

Laid to lawn, enclosed



***view this property online*** [mannersandharrison.co.uk/Property/ST0115593](http://mannersandharrison.co.uk/Property/ST0115593)



welcome to

## Surbiton Road, Stockton-On-Tees

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

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £180,000

view this property online [mannersandharrison.co.uk/Property/STO115593](http://mannersandharrison.co.uk/Property/STO115593)



Property Ref:  
STO115593 - 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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01642 606161**



Stockton@mannersandharrison.co.uk



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



**mannersandharrison.co.uk**