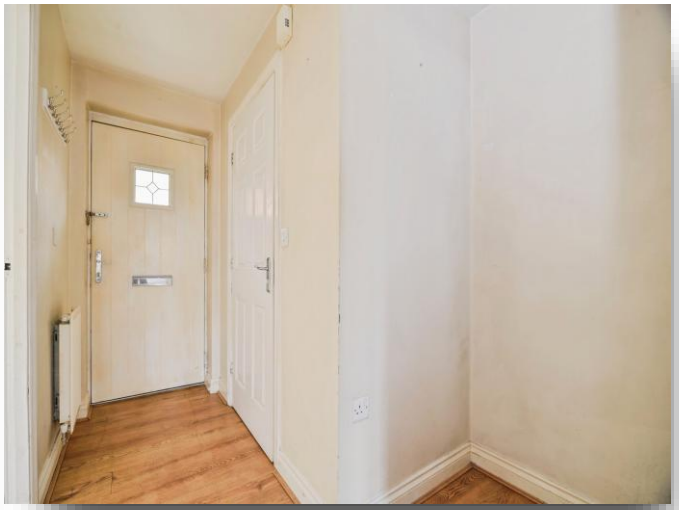






Fescue Close,Stockton-On-Tees TS18 3UH

manners & harrison

welcome to

Fescue Close, Stockton-On-Tees

Well-presented 4-bed end-terrace townhouse on a modern Stockton-on-Tees estate. Close to amenities, schools & transport. Features lounge, kitchen, WC, 3 first-floor bedrooms & bathroom, plus top-floor master with en-suite. Gardens, driveway & garage.

Entrance Hall
Radiator, stairs to first floor

Downstairs Wc
Low level WC, radiator, wash hand basin, splash back, extractor fan

Lounge
16' 5" max x 14' 11" max (5.00m max x 4.55m max)
UPVC door to rear, radiator, under stairs cupboard, window to rear

Kitchen
12' 8" Into window x 8' max (3.86m Into window x 2.44m max)
Window to front, radiator, range of wall and base units, oven with gas hob and extractor fan, sink with drainer, recess for appliances, spotlights

Bedroom 1
15' max x 18' 1" max (4.57m max x 5.51m max)
Restricted head space, window to front, radiator, storage cupboard

Dressing Area
6' 3" x 9' 1" (1.91m x 2.77m)
Radiator, velux window to rear

En Suite
Shower cubicle, velux window to rear, wash hand basin, radiator, splash back tiles, spotlights

Bedroom 2
14' 7" max x 8' 4" max (4.45m max x 2.54m max)
Window to front, radiator

Bedroom 3
12' max x 8' 4" max (3.66m max x 2.54m max)
Window to rear, radiator

Bedroom 4
8' 7" max x 6' 3" max (2.62m max x 1.91m max)
Window to front, radaitor

Bathroom
Window to rear, wash hand basin, low level WC, splash back, bath with shower unit, spotlights

Front Garden
Laid to lawn, access to single garage

Rear Garden
Enclosed by timber fence, small patio area, decking

Agents Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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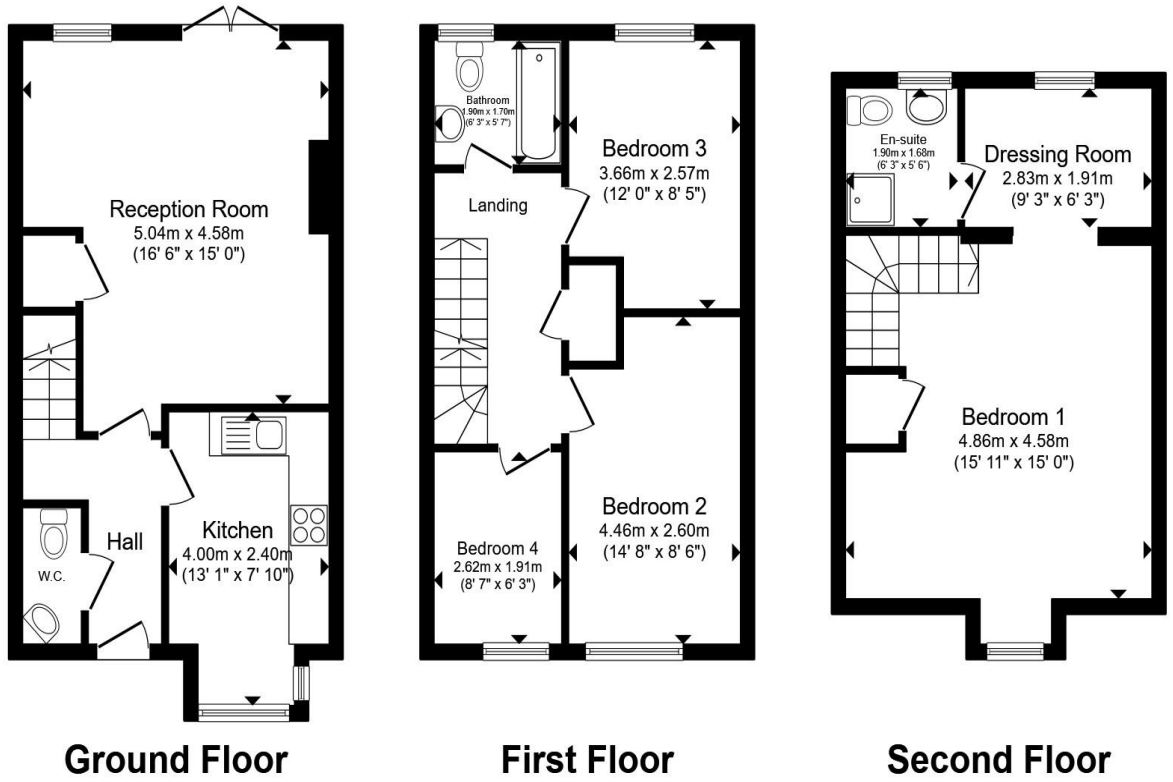
Fescue Close, Stockton-On-Tees

- MASTER BEDROOM WITH DRESSING AREA AND EN SUITE
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- TOWNHOUSE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£180,000



Total floor area 109.1 m² (1,174 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
STO115582 - 0006

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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