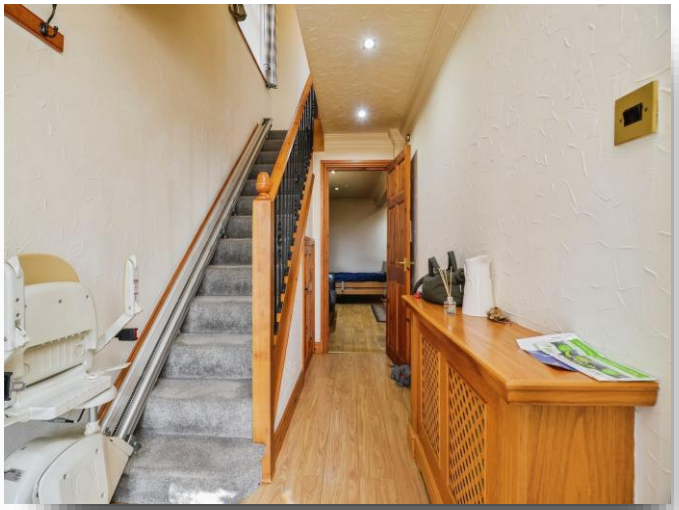






Barrhead Close,Stockton-On-Tees TS19 7SB

manners & harrison

welcome to

Barrhead Close, Stockton-On-Tees

OPEN HOUSE 26TH SEPTEMBER 11-12, CALL US NOW TO BOOK YOUR SLOT!!!!Three-bed semi-detached home with off-street parking, garage and rear garden. Ground floor offers porch, hall, lounge, dining room, kitchen and conservatory. First floor includes three bedrooms and a family bathroom.

Entrance Porch
Access to hallway

Entrance Hall
Radiator, stairs to first floor

Lounge
14' 9" max x 15' 10" max (4.50m max x 4.83m max)
Side elevation window, radiator

Dining Room
12' 10" x 8' 6" (3.91m x 2.59m)
Spotlight, radiator

Kitchen
14' 7" max x 6' 6" max (4.45m max x 1.98m max)
Dual oven/ extractor fan, wall and base units, splashback, sink/ drainer, washer, spotlights, fridge/freezer

Contervatory
9' 7" x 15' 8" (2.92m x 4.78m)
Brick base, UPVC to rear

Landing
Side elevation window, loft access

Bedroom 1
12' 8" into wardrobe x 9' 4" max (3.86m into wardrobe x 2.84m max)
Front elevation window, radiator, fitted wardrobe

Bedroom 2
13' 8" max x 9' 4" max (4.17m max x 2.84m max)
Rear elevation window, radiator, built in wardrobe

Bedroom 3
9' 11" max x 6' 1" max (3.02m max x 1.85m max)
Rear elevation window, radiator

Bathroom
Low level WC, sink and vanity unit, splash back, spotlights, built in cupboard, front elevation window, towel rail

Front Garden
Brickweave driveway with space for 2 vehicles, open aspect

Rear Garden
Patio, enclosed timber fence, shed

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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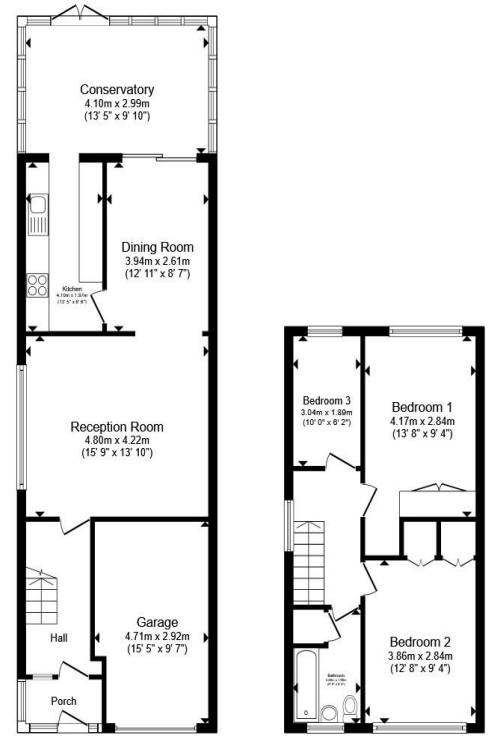
welcome to

Barrhead Close, Stockton-On-Tees

- CONSERVATORY
- OFF-STREET PARKING
- GARAGE
- FRONT AND REAR GARDENS
- SEMI-DETACHED

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£180,000



Total floor area 118.4 m² (1,274 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:
STO116095 - 0007

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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