



Burford Avenue, Stockton-On-Tees TS18 3QD

welcome to

Burford Avenue, Stockton-On-Tees

Well-presented 3-bed semi-detached home in Lower Hartburn, close to amenities, schools & transport. Features lounge diner, spacious kitchen, 3 bedrooms & family bathroom. Driveway, detached garage & enclosed rear garden. Early viewing advised.

Entrance Hall

UPVC door to front, stairs to first floor, radiator

Lounge

14' 8" max x 11' 8" (4.47m max x 3.56m)

Window to rear, radiator

Dining Room

12' 8" into bay window x 11' 8" (3.86m into bay window x 3.56m)

Kitchen

12' 2" max x 11' 10" max (3.71m max x 3.61m max)

Window to rear, window to side, range of wall and base units, radiator, sink with drainer, UPVC door to rear, oven with electric hob, washing machine, boiler, recess for appliances

Bedroom 1

13' 7" into recess x 11' 9" max (4.14m into recess x 3.58m max)

Window to front, radiator, mirrored wardrobes

Bedroom 2

11' 9" into recess x 11' 3" (3.58m into recess x 3.43m)

Window to rear, radiator

Bedroom 3

6' 1" x 6' 10" (1.85m x 2.08m)

Window to front, radiator

Bathroom

Low level WC, radiator, bath with shower unit, window to rear, wash hand basin

Rear Garden

Laid to lawn, patio, mature plants and borders, access to garage

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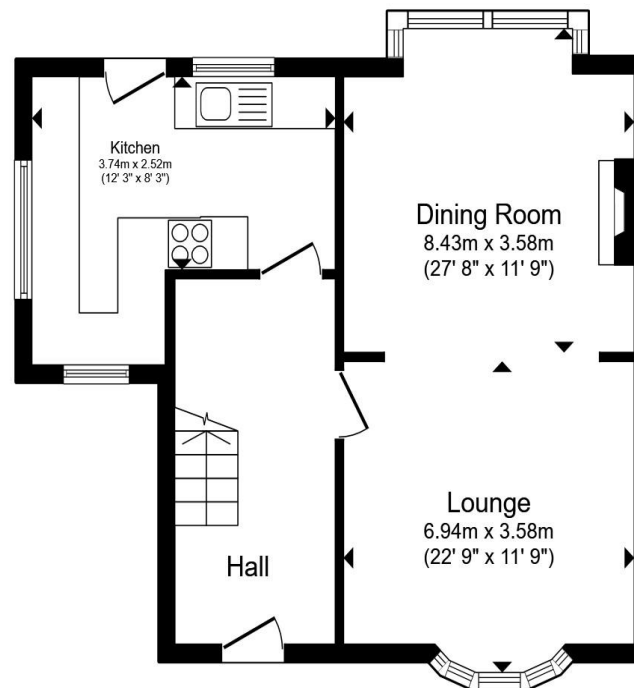
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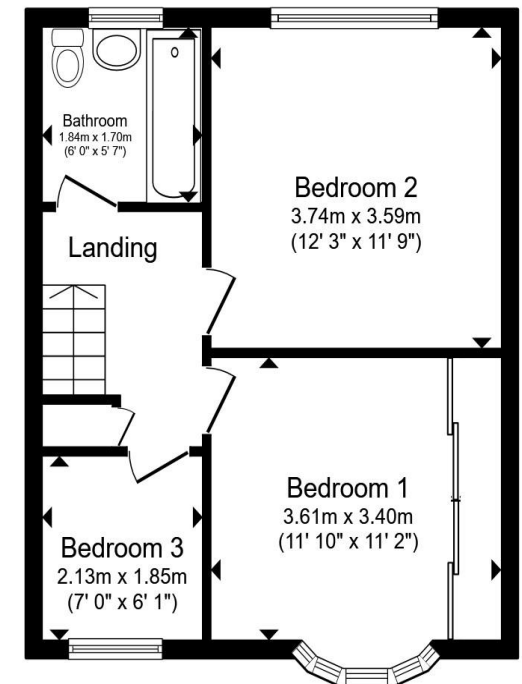
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- GARAGE
- THREE BEDROOMS
- SEMI-DETACHED

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

£175,000



Ground Floor



First Floor

Total floor area 87.5 m² (941 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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Property Ref:
STO115930 - 0005

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**



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