



Gentian Way, Stockton-On-Tees TS19 8FH

welcome to

Gentian Way, Stockton-On-Tees

Fantastic four-bedroom detached family home in Stockton-on-Tees, featuring a spacious lounge, modern kitchen, separate dining room, master en-suite and integral garage. With a recently landscaped enclosed rear garden and generous driveway, early viewing is highly recommended.

Entrance Hall

Composite door

8' 4" x 7' 2" (2.54m x 2.18m)

Window to rear

Downstairs Wc

Wash hand basin, low level WC, towel rail

Bathroom

Bath, towel rail, wash hand basin, window to rear

Lounge

10' 3" max x 16' 11" max (3.12m max x 5.16m max)

Gas fireplace, bay window to front, radiator

Rear Garden

Side gate, pebbled, patio, enclosed fence, side shed

Dining Room

10' 6" x 10' 1" (3.20m x 3.07m)

French doors to rear garden

Garage

17' 6" x 8' 5" (5.33m x 2.57m)

Electric door, door to kitchen

Kitchen

14' 6" x 9' 11" (4.42m x 3.02m)

Window to rear, electric oven with gas hob and extractor fan, dishwasher, sink, door to garage, composite door to side, radiator

Bedroom 1

11' 4" x 11' 6" plus wardrobes (3.45m x 3.51m plus wardrobes)

Window to front, radiator

En Suite

Walk-in shower, wash hand basin, low level WC, towel rail, window to front

Bedroom 2

11' 1" plus wardrobes x 8' 10" (3.38m plus wardrobes x 2.69m)

Window to rear, radiator, fitted wardrobes

Bedroom 3

11' 6" x 8' 5" (3.51m x 2.57m)

Window to front, radiator, fitted wardrobes

Bedroom 4



view this property online mannersandharrison.co.uk/Property/STO116581



welcome to

Gentian Way, Stockton-On-Tees

- OFF-STREET PARKING
- GARAGE
- REAR GARDEN
- MASTER BEDROOM WITH EN SUITE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£310,000

view this property online mannersandharrison.co.uk/Property/STO116581



Property Ref:
STO116581 - 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.



manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk