



Ivy Drive, Stockton-On-Tees TS18 2SH

welcome to

Ivy Drive, Stockton-On-Tees

Stylish two-bedroom home on the sought-after North Shore estate, perfect for first-time buyers or professionals. Features ground floor bedrooms and bathroom, plus an upstairs open-plan lounge/kitchen with balcony. Includes front yard, car port, and great A19 access.

Entrance Hall

Radiator, composite door to front

Lounge

17' 7" x 11' 9" (5.36m x 3.58m)

L-shaped open plan lounge/diner, window to front, radiator, french doors to side balcony

Kitchen

9' 2" x 11' 4" (2.79m x 3.45m)

Range of wall and base units, built-in fridge freezer, built-in electric oven and microwave, gas hob and extractor fan, dishwasher, washing machine, window to side, radiator

Utility Room

5' 8" x 5' 11" (1.73m x 1.80m)

Low level WC, sink, range of wall and base units, recess for appliances

Landing

Radiator, storage cupboard

Bedroom 1

13' 5" x 9' 2" (4.09m x 2.79m)

Window to side, built-in wardrobes, radiator

En Suite

Low level WC, wash hand basin, radiator, shower

Bedroom 2

10' 7" x 11' 9" (3.23m x 3.58m)

Window to front, radiator, storage cupboard

Bathroom

Bath, low level WC, wash hand basin, radiator, window to front, storage cupboard.

Rear Yard

Enclosed by brick wall

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.





view this property online mannersandharrison.co.uk/Property/STO116367



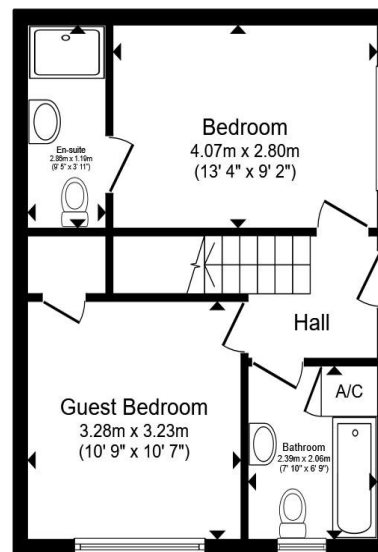
welcome to

Ivy Drive, Stockton-On-Tees

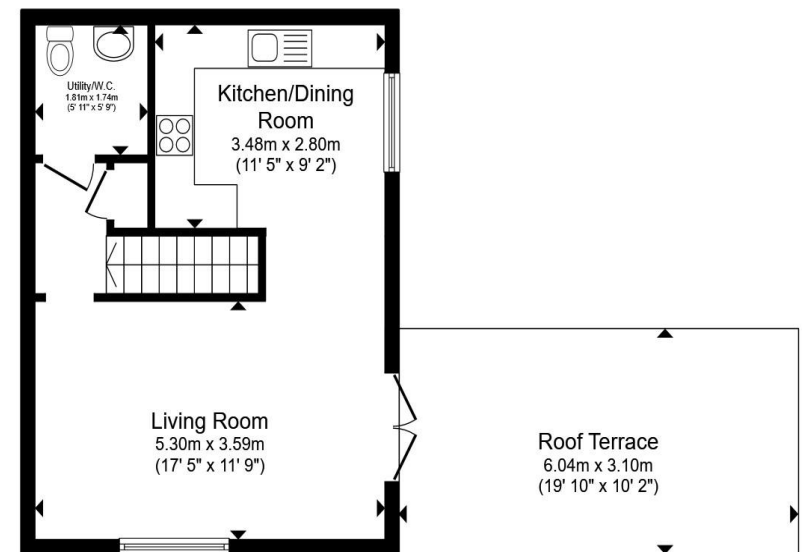
- OPEN PLAN LOUNGE/DINER
- MASTER BEDROOM WITH EN SUITE
- ENCLOSED REAR YARD
- OFF-STREET PARKING
- CLOSE TO LOCAL AMENITIES

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

£155,000



Ground Floor



First Floor

Total floor area 74.9 m² (806 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/STO116367



Property Ref:
STO116367 - 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 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