



**Elton Homes Sandy Leas Lane, Elton Stockton-On-Tees TS21
1BS**

welcome to

Elton Homes Sandy Leas Lane, Elton Stockton-On-Tees

Charming two-bedroom park home in a peaceful countryside setting near Carlton. Features porch, lounge, kitchen, bathroom and low-maintenance garden. Pitch fee £23/week including water (reviewed in June). Ideal for those seeking a friendly, quiet community. Early viewing advised.

Agents Note:

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.

Entrance Porch

Access to kitchen, UPVC door to front, window to front

Lounge/Diner

20' 3" x 9' 3" (6.17m x 2.82m)

Window to front, window to side, wood burner, radiator, boiler

Kitchen

13' 3" x 5' 8" (4.04m x 1.73m)

Window to side, sink/drain, oven with gas hob and extractor fan, range of wall and base units, fridge freezer, washing machine

Bedroom 1

11' 6" x 9' 3" (3.51m x 2.82m)

Window to rear, fitted wardrobes, radiator

Bedroom 2

14' 1" x 5' 8" (4.29m x 1.73m)

Radiator, UPVC doors to rear

Bathroom

Low level WC, wash hand basin with vanity unit, bath with shower, window to side, towel rail, cladding

Front Garden

Low maintenance patio

Rear Garden

Low maintenance patio





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Elton Homes Sandy Leas Lane, Elton Stockton-On-Tees

- PARK HOME
- TWO BEDROOMS
- SURROUNDING PATIO AREA
- LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES

Tenure: EPC Rating: F
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£60,000



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.focalagent.com

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Property Ref:
STO115414 - 0007

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk