



**Wensley Road, Stockton-On-Tees TS18 4JQ**

**welcome to**

## **Wensley Road, Stockton-On-Tees**

An impressive three bedroom semi-detached home set in a popular Stockton location, ideally placed for excellent school catchments and transport links. Featuring spacious living accommodation, a conservatory overlooking a generous garden, ample off-street parking and a detached garage.

### **Entrance Porch**

Composite door

### **Lounge**

16' 9" x 12' 2" max ( 5.11m x 3.71m max )

Window to front, two radiators, log burner, patio door to rear

### **Dining Room**

12' 1" x 10' ( 3.68m x 3.05m )

Fireplace, radiator, window to front, cupboard housing electric meter

### **Kitchen**

5' 10" x 15' 1" ( 1.78m x 4.60m )

Range of wall and base units, recess for appliances, extractor fan, tiled, window to rear, radiator

### **Conservatory**

12' 5" x 12' ( 3.78m x 3.66m )

UPVC, radiator, TV point

### **Landing**

Window to rear, loft hatch

### **Bedroom 1**

10' 6" x 12' ( 3.20m x 3.66m )

Acoustic panel, built-in alcove storage, cupboard housing boiler

### **Bedroom 2**

13' 2" max x 10' 4" plus wardrobes ( 4.01m max x 3.15m plus wardrobes )

Radiator, built-in wardrobes, window to front, storage cupboard

### **Bedroom 3**

8' 5" x 7' 5" ( 2.57m x 2.26m )

Window to rear, radiator

### **Bathroom**

Window to rear, bath with shower unit, wash hand basin, low level WC, towel rail, fully tiled

### **Rear Garden**

Patio, laid to lawn, access to garage, gate to side, enclosed by timber fence





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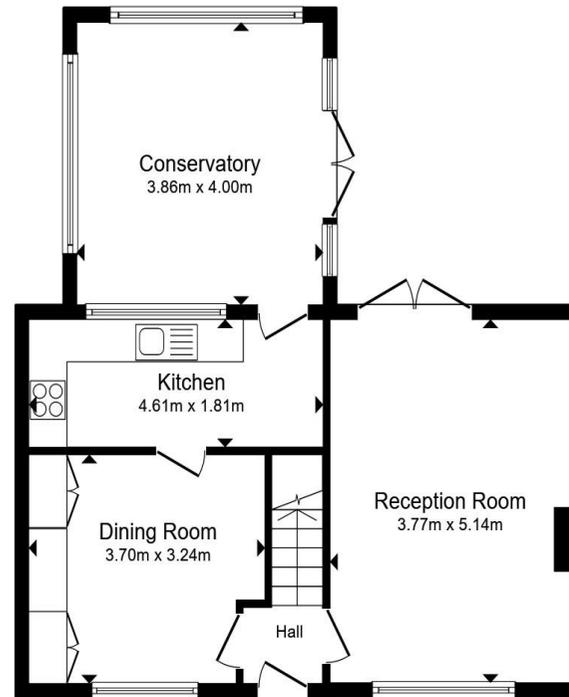
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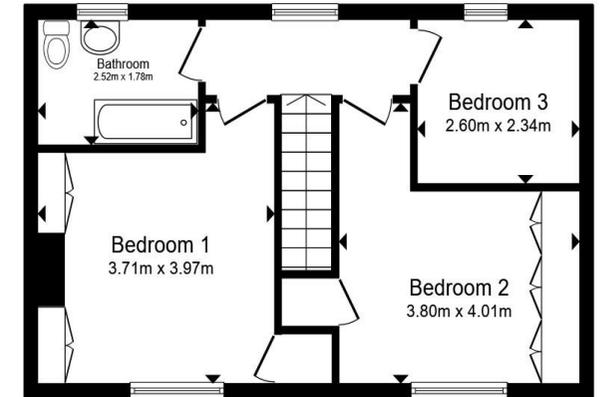
- FRONT AND REAR GARDENS
- GARAGE
- OFF-STREET PARKING
- CONSERVATORY
- THREE BEDROOMS

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

**£175,000**



**Ground Floor**



**First Floor**

Total floor area 103.5 m<sup>2</sup> 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](http://www.propertybox.io)



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**manners & harrison**



**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)