





Parkfield Way,Stockton-On-Tees TS18 3SU

manners & harrison

welcome to

Parkfield Way, Stockton-On-Tees

Fantastic investment opportunity sold with tenant in situ and currently achieving £750 PCM. Offering three bedrooms, kitchen, dining room with French doors, downstairs WC and a large enclosed rear garden. Ideally located close to local amenities and transport links.

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 Hall
Radiator, UPVC door, cupboards

Cloakroom
WC, side elevation window, sink, toilet

Lounge
14' 1" x 11' 6" (4.29m x 3.51m)
Rear elevation window, radiator

Dining Room
12' 3" x 10' 7" (3.73m x 3.23m)
Radiator, french doors to yard

Kitchen
11' 11" x 9' 1" (3.63m x 2.77m)
Wall and base units, sink, front elevation window, side elevation window, recess for appliances

Landing
Radiator, loft hatch, front elevation window

Bedroom 1
14' 10" x 11' 8" (4.52m x 3.56m)
Rear elevation window, front elevation window, radiator, cupboard

Bedroom 2
12' 4" x 12' 1" (3.76m x 3.68m)
Rear elevation window, bulk head over stairs

Bedroom 3
8' 11" x 7' 3" (2.72m x 2.21m)
Rear elevation window, radiator

Bathroom
Bath over electric shower, towel radiator, vanity sink, WC, side elevation window

Front Garden
Laid to lawn

Rear Garden
Decking, patio, side gate, enclosed fence









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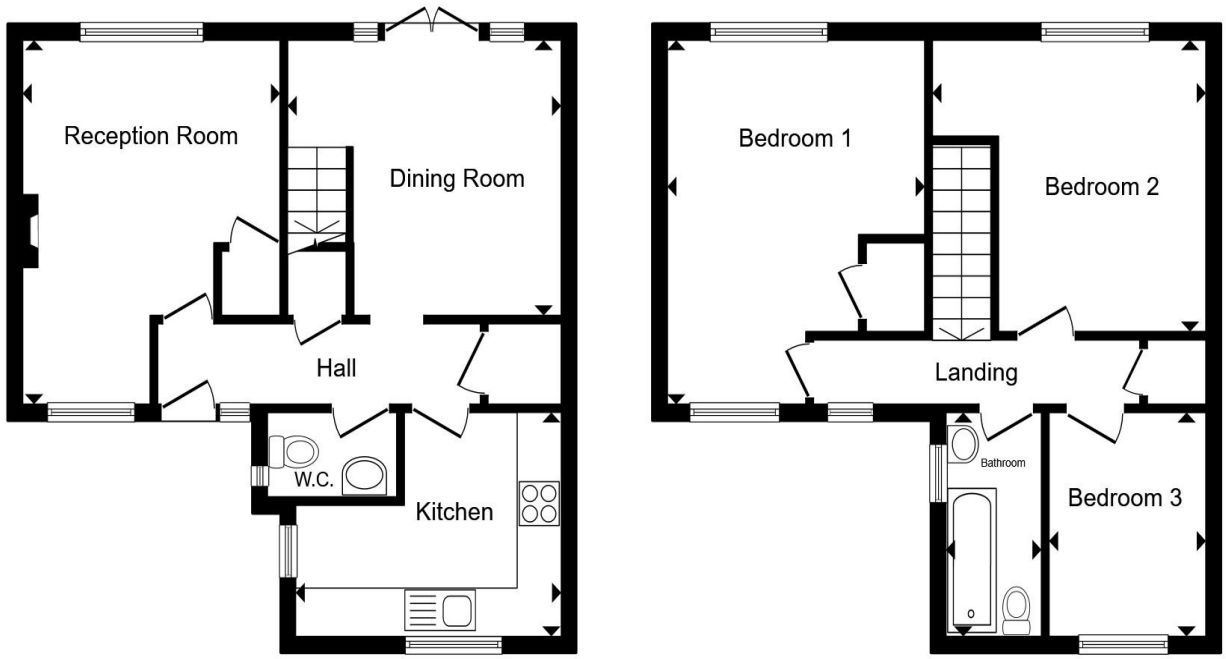
Parkfield Way, Stockton-On-Tees

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES
- TENANT IN SITU

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

offers in excess of

£95,000



Total floor area 87.4 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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The Property Ombudsman

Property Ref:
STO116294 - 0004

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.

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