



**Tarring Street, Stockton-On-Tees TS18 1HJ**

**welcome to**

## **Tarring Street, Stockton-On-Tees**

Two bedroom end of terrace property in Stockton-on-Tees, sold with tenant-in-situ. Close to amenities, schools and transport links. Comprising hallway, lounge, dining room and kitchen. Two double bedrooms and family bathroom. Enclosed rear yard. Early viewing advised.

### **Entrance Hall**

UPVC door to front, stairs to first floor, radiator

### **Lounge**

11' 3" x 11' max ( 3.43m x 3.35m max )

Window to front, radiator

### **Dining Room**

11' 3" x 11' 1" max ( 3.43m x 3.38m max )

Window to rear, radiator

### **Kitchen**

13' 1" to 11ft 8in max x 6' 7" ( 3.99m to 11ft 8in max x 2.01m )

Window to side, splash back, space for oven, range of wall and base units, sink, recess for fridge freezer, UPVC door to side, cupboard under stairs, boiler

### **Bedroom 1**

15' 4" max x 10' 4" ( 4.67m max x 3.15m )

Window to front, radiator

### **Bedroom 2**

12' 3" x 9' 1" max ( 3.73m x 2.77m max )

Window to rear, radiator

### **Bathroom**

Bath with shower unit, window to side, wash hand basin, low level WC, splash back, cladding

### **Front Garden**

On street parking

### **Rear Garden**

Enclosed yard, access to rear alleyway





***view this property online*** [mannersandharrison.co.uk/Property/STO114859](http://mannersandharrison.co.uk/Property/STO114859)



**welcome to**

## **Tarring Street, Stockton-On-Tees**

- REAR YARD
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- MID-TERRACED
- TENANT-IN-SITU

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

**£65,000**

**view this property online** [mannersandharrison.co.uk/Property/STO114859](https://mannersandharrison.co.uk/Property/STO114859)



Property Ref:  
STO114859 - 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](mailto:Stockton@mannersandharrison.co.uk)



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



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