



Rainton Grove, Stockton-On-Tees TS18 5PS

welcome to

Rainton Grove, Stockton-On-Tees

Well-presented three-bedroom semi-detached home in sought-after Hartburn, close to schools, amenities, transport links and the A66. Featuring a spacious lounge/diner, kitchen with underfloor heating, conservatory, driveway, garage and a private rear garden. Early viewing advised.

Entrance Hall

Access to first floor stairs, UPVC to front, radiator

Lounge

24' 6" max x 12' 5" max (7.47m max x 3.78m max)
Front elevation window, radiator

Kitchen

10' 2" x 9' 1" (3.10m x 2.77m)
Side elevation window, sink/drainers, wall and base units, washer, splashback, dishwasher, extractor fan, spaces for fridge/freezer, spotlights

Conservatory

14' 10" x 9' 11" (4.52m x 3.02m)
UPVC, radiator, brick base

Bedroom 1

12' 7" max x 10' 11" max (3.84m max x 3.33m max)
Front elevation window, radiator, fitted wardrobe

Bedroom 2

12' 7" max x 11' 7" max (3.84m max x 3.53m max)
Rear elevation window, radiator

Bedroom 3

7' 10" x 8' 10" (2.39m x 2.69m)
Front elevation window, radiator, restricted room

Bathroom

Bath with shower, rear elevation window, sink, low level WC, spotlights, towel rail, splash back

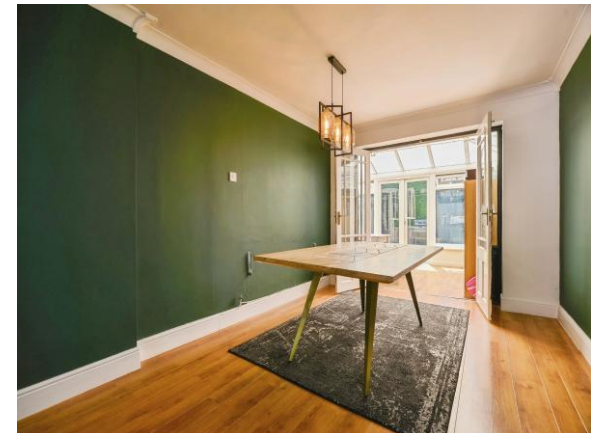
Front Garden

Laid to lawn, driveway, access to garage

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.





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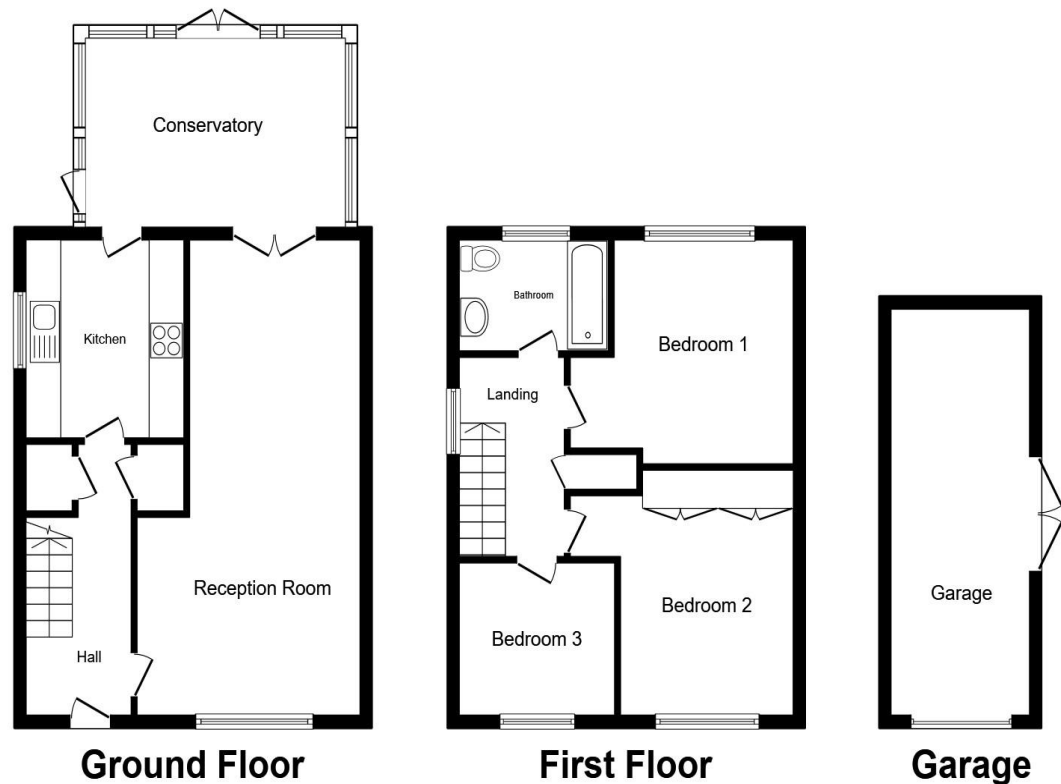
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Rainton Grove, Stockton-On-Tees

- 3 WELL PROPORTIONED BEDROOMS
- MULTIPLE CAR DRIVEWAY
- GARAGE
- IDEAL FAMILY HOME
- LANDSCAPED REAR GARDEN

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

offers over
£190,000



Total floor area 116.2 m² (1,251 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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Property Ref:
STO112509 - 0008

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells


manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk