



Honeycomb Avenue, Stockton-On-Tees TS19 0FF

welcome to

Honeycomb Avenue, Stockton-On-Tees

Well-presented three-bedroom semi-detached family home in Stockton-On-Tees, ideally located close to schools, amenities and transport links. Features include a lounge, kitchen diner, gardens front and rear, plus driveway parking. Early viewing advised.

Agents Note 1:

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note 2:

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, stairs to first floor, window to front

Lounge

15' 1" into bay window x 11' 4" max (4.60m into bay window x 3.45m max)

Window to front, two radiators, cupboard under stairs

Kitchen/Diner

14' 8" max x 8' 4" max (4.47m max x 2.54m max)

Window to rear, splash back tiles, oven with gas hob and extractor fan, range of wall and base units, recess for white goods, UPVC door to rear, radiator

Landing

Window to side, loft access, storage cupboard

Bedroom 1

11' max x 8' 2" max (3.35m max x 2.49m max)

Window to front, radiator

Bedroom 2

10' 11" x 7' 6" (3.33m x 2.29m)

Window to rear, radiator

Bedroom 3

6' 11" x 6' 9" (2.11m x 2.06m)

Window to rear, radiator

Bathroom

Low level WC, radiator, bath with shower unit, wash hand basin, splash back, window to front, extractor fan

Front Garden

Laid to lawn, driveway to side

Rear Garden

Laid to lawn, decking area, enclosed timber fence





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- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- OPEN PLAN KITCHEN/DINER
- NO ONWARD CHAIN
- SEMI-DETACHED

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£85,000

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Property Ref:
STO116122 - 0007

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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