





Flounders House Old Station Mews,Eaglescliffe Stockton-On-Tees TS16 0GG

manners & harrison

welcome to

Flounders House Old Station Mews, Eaglescliffe Stockton-On-Tees

A well-proportioned two-bedroom flat featuring a bright lounge, separate kitchen, and dining area. Offered vacant, the property provides a blank canvas with excellent potential. Ideal for buyers or investors seeking a home to personalise.

Agents Note 1:
This property is currently under offer at £95,000. Anyone wishing to make an offer over and above this amount should contact the selling agents Manners and Harrison prior to the exchange of contracts.

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
Storage cupboard, radiator

Lounge
11' 1" x 16' 4" (3.38m x 4.98m)
French doors to rear, window to side, radiator

Kitchen
8' 10" x 8' 3" (2.69m x 2.51m)
Stainless steel sink, electric oven with gas hob and extractor fan, range of wall and base units, recess for appliances

Bedroom 1
14' 2" max x 11' 1" max (4.32m max x 3.38m max)
Window to side, radiator, built-in cupboard

Bedroom 2
7' 1" max x 12' max (2.16m max x 3.66m max)
Window to front, radiator, built-in cupboard housing boiler

Bathroom
Low level WC, wash hand basin, bath with shower unit, tiled, radiator

Front Garden
Parking bay









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Flounders House Old Station Mews, Eaglescliffe Stockton-On-Tees

- GROUND FLOOR FLAT
- TWO BEDROOMS
- OFF-STREET PARKING
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 2078.13
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Oct 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



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The Property Ombudsman

Property Ref:
STO115703 - 0010

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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