

property details **approval form**

26 Hampton Road, Stockton-On-Tees, Cleveland, England, TS18 4DU

Date: 13 May 2026

Property Ref and Version: STO116086 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£75,000

Tenure: Freehold

>> **key features**

- > ENCLOSED REAR YARD
- > TWO RECEPTION ROOMS
- > MID-TERRACED
- > IDEAL FOR WIDE RANGE OF BUYERS
- > CLOSE TO LOCAL AMENITIES
- > EPC Rating: C

>> **short description**

Two bedroom mid-terraced property in Stockton-On-Tees, ideally located close to amenities, schools and transport links. Featuring lounge, dining room, kitchen, two double bedrooms, family bathroom and enclosed rear yard. Early viewing advised.

>> **long description**

Situated in a popular residential area of Stockton-On-Tees, this two bedroom mid-terraced property presents an excellent opportunity for first time buyers, investors or those looking to downsize. Ideally located close to a range of local amenities, reputable schools and excellent public transport links, the property offers convenient and comfortable living accommodation throughout. The accommodation briefly comprises an entrance hallway leading into a spacious lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear yard with gated access to the alleyway. Early viewing is highly recommended to fully appreciate the accommodation on offer.

>> **directions**

>> **Agent Note**

Your Manners & Harrison office: 23 High Street, STOCKTON-ON-TEES, Cleveland, TS18 1SP
T 01642 606161 E Stockton@mannersandharrison.co.uk

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>> **room description**

Lounge

12' 3" max x 11' 9" into bay window (3.73m max x 3.58m into bay window)

Bay window to front, radiator

Dining Room

11' 9" into recess x 10' 9" (3.58m into recess x 3.28m)

Window to rear, radiator

Kitchen

15' 3" to 11'10 x 6' 3" max (4.65m to 11'10 x 1.91m max)

Window to side, sink, range of wall and base units, radiator, UPVC door to side, cupboard under stairs, recess for white goods

Landing

Loft access

Bedroom 1

15' 6" into recess x 9' 11" (4.72m into recess x 3.02m)

Window to front, radiator

Bedroom 2

10' 8" into recess x 9' 9" max (3.25m into recess x 2.97m max)

Window to rear, radiator, storage cupboard

Bathroom

Window to side, low level WC, bath with shower, wash hand basin, radiator, splash back, boiler

Rear Garden

Enclosed yard, access to alleyway

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>> **property images**



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>> **property images**



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>> property images

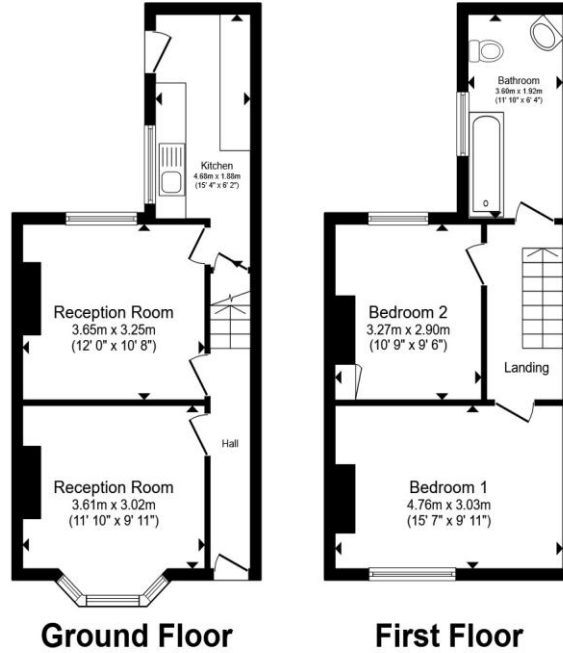
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>> floor plan



Total floor area 72.8 m² (784 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



>> approval

Signature

Date

	Signature	Date
Matthew Goodchild		
Mr G.L. Callaghan		

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