



Reeth Road, Stockton-On-Tees TS18 5HB

welcome to

Reeth Road, Stockton-On-Tees

A well-located three-bedroom semi-detached home in the highly sought-after Hartburn area. Offering multiple reception rooms, a large sun room, vast rear garden, garage, and driveway parking. Packed with potential and ideal for a variety of buyers. Viewings highly recommended.

Front Garden

Off-street parking, access to garage

Entrance Hall

Door to front, stairs to first floor, radiator, cupboard under stairs

Lounge

12' 6" max x 12' 10" (3.81m max x 3.91m)
Sliding doors to sun room, radiator, TV point

Dining Room

14' into bay window x 12' 4" (4.27m into bay window x 3.76m)
Radiator, TV point, bay window to front

Breakfast Area

6' 10" x 9' 5" (2.08m x 2.87m)
Door to kitchen, radiator, hard flooring

Kitchen

8' x 9' 9" (2.44m x 2.97m)
Window to rear, stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, recess for fridge freezer, recess for oven, range of wall and base units

Bedroom 1

10' 10" plus bay window x 11' 4" max (3.30m plus bay window x 3.45m max)
Window to front, radiator, TV point

Bedroom 2

11' 3" x 13' (3.43m x 3.96m)
Window to rear, radiator

Bedroom 3

7' x 7' 4" (2.13m x 2.24m)
Window to front, radiator

Bathroom

Bath with mixer tap and shower unit, window to rear, window to side, low level WC, wash hand basin with mixer tap

Rear Garden

Enclosed by timber fence, plants, shrubs





view this property online mannersandharrison.co.uk/Property/STO115715



welcome to

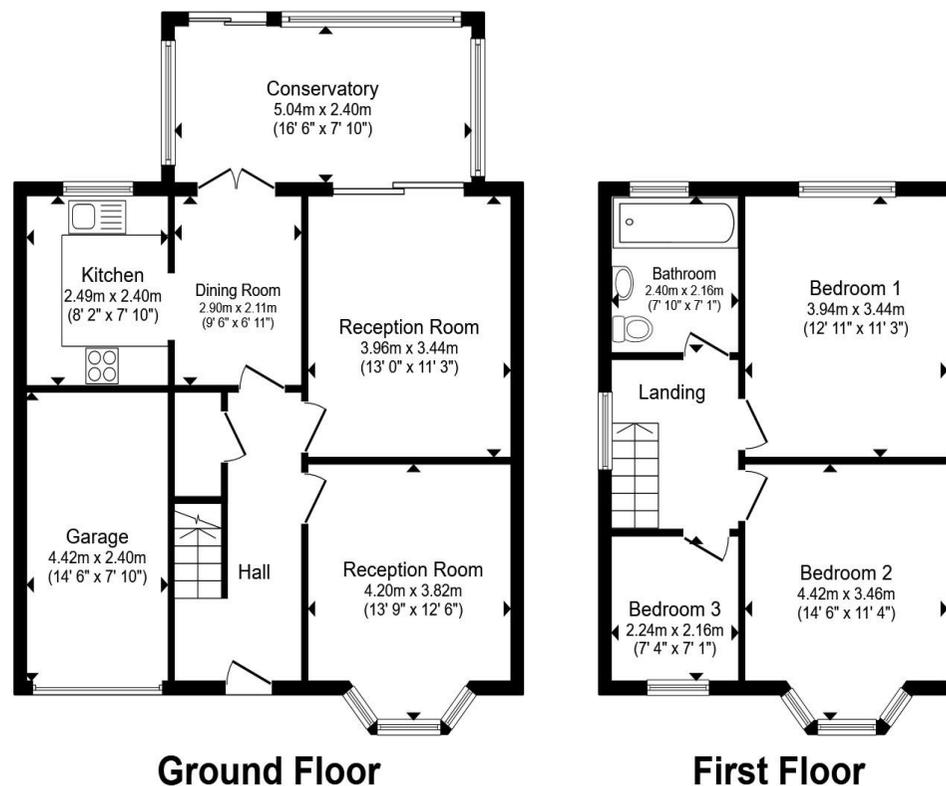
Reeth Road, Stockton-On-Tees

- GARAGE
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£190,000



Total floor area 118.1 m² (1,272 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



view this property online mannersandharrison.co.uk/Property/STO115715



Property Ref:
STO115715 - 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



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



mannersandharrison.co.uk