





Dent Road,Stockton-On-Tees TS21 1FX

manners & harrison

welcome to

Dent Road, Stockton-On-Tees

Well-presented three-bedroom end-terrace property with front and rear gardens and off-street parking. Accommodation includes a lounge, kitchen and WC to the ground floor, with three bedrooms, an en suite to the master, and a family bathroom upstairs.

Downstairs Wc
Low level WC, wash hand basin, radiator

Lounge
16' max x 16' (4.88m max x 4.88m)
Window to front, radiator, stairs to first floor

Kitchen
16' x 8' 11" (4.88m x 2.72m)
Window to rear, doors to rear garden, boiler in cupboard, integrated fridge freezer, dishwasher, electric oven with gas hob and extractor fan, washing machine

Bedroom 1
12' 10" x 12' 4" (3.91m x 3.76m)
Window to front, storage cupboard

En Suite
Shower, low level WC, wash hand basin, window to front

Bedroom 2
8' 4" x 9' 8" (2.54m x 2.95m)
Window to rear, radiator, TV point

Bedroom 3
8' 6" x 6' 1" (2.59m x 1.85m)
Window to rear, radiator, TV point

Bathroom
Bath, wash hand basin, low level WC, towel rail

Front Garden
Driveway with space for two cars

Rear Garden
Laid to lawn, patio, plants, shrubs

Agents Note:
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.









view this property online mannersandharrison.co.uk/Property/STO116491

welcome to

Dent Road, Stockton-On-Tees

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£175,000



view this property online mannersandharrison.co.uk/Property/STO116491

The Property Ombudsman

Property Ref:
STO116491 - 0005

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.

manners & harrison

01642 606161

Stockton@mannersandharrison.co.uk

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

mannersandharrison.co.uk