



Ragpath Lane, Stockton-On-Tees TS19 9JU

welcome to

Ragpath Lane, Stockton-On-Tees

Spacious three-bedroom mid-terrace in a popular Stockton, close to local amenities. Featuring a lounge, dining room, kitchen, conservatory, three good-sized bedrooms, family bathroom and separate WC. Front and rear gardens. In need of modernisation this property is perfect for a range of buyers.

Entrance Porch

UPVC door to front

Entrance Hall

Radiator, utility cupboard, under stairs cupboard, stairs to first floor

Lounge

11' 6" max x 13' 3" (3.51m max x 4.04m)
Window to front, gas fireplace, sliding doors to Dining Room, radiator

Dining Room

9' 8" x 10' (2.95m x 3.05m)
Radiator, door to conservatory

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)
Range of wall and base units, stainless steel sink, recess for appliances, window to rear

Conservatory

11' 1" x 8' (3.38m x 2.44m)
Sliding door to rear, storage cupboard, recess for boiler

Landing

Hatch access to loft, storage cupboard

Bedroom 1

15' 11" x 11' 9" (4.85m x 3.58m)
Two windows to front, radiator, chimney breast

Bedroom 2

11' 5" x 9' 10" (3.48m x 3.00m)
Window to rear, radiator

Bedroom 3

8' 10" max x 8' 1" max (2.69m max x 2.46m max)

Window to front, radiator

Bathroom

Bath with shower unit, wash hand basin, tiled, window to rear, radiator

W/C

Low level WC, window to rear

Rear Garden

Laid to lawn, block paved patio, enclosed by timber fence, shed





view this property online mannersandharrison.co.uk/Property/STO115757



welcome to

Ragpath Lane, Stockton-On-Tees

- FRONT AND REAR GARDENS
- CONSERVATORY
- THREE BEDROOMS
- MID-TERRACED
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£90,000

view this property online mannersandharrison.co.uk/Property/STO115757



Property Ref:
STO115757 - 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