



Tarring Street, Stockton-On-Tees TS18 1HJ

welcome to

Tarring Street, Stockton-On-Tees

Two bedroom end of terrace property in Stockton-on-Tees, sold with tenant-in-situ. Close to amenities, schools and transport links. Comprising hallway, lounge, dining room and kitchen. Two double bedrooms and family bathroom. Enclosed rear yard. Early viewing advised.

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.

Entrance Hall

UPVC door to front, stairs to first floor, radiator

Lounge

11' 3" x 11' max (3.43m x 3.35m max)

Window to front, radiator

Dining Room

11' 3" x 11' 1" max (3.43m x 3.38m max)

Window to rear, radiator

Kitchen

13' 1" to 11ft 8in max x 6' 7" (3.99m to 11ft 8in max x 2.01m)

Window to side, splash back, space for oven, range of wall and base units, sink, recess for fridge freezer, UPVC door to side, cupboard under stairs, boiler

Bedroom 1

15' 4" max x 10' 4" (4.67m max x 3.15m)

Window to front, radiator

Bedroom 2

12' 3" x 9' 1" max (3.73m x 2.77m max)

Window to rear, radiator

Bathroom

Bath with shower unit, window to side, wash hand basin, low level WC, splash back, cladding

Front Garden

On street parking

Rear Garden

Enclosed yard, access to rear alleyway





view this property online mannersandharrison.co.uk/Property/STO114859



welcome to

Tarring Street, Stockton-On-Tees

- REAR YARD
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- MID-TERRACED
- TENANT-IN-SITU

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

offers over

£60,000



view this property online mannersandharrison.co.uk/Property/STO114859



Property Ref:
STO114859 - 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 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