



**Wolsey Drive, Stockton-On-Tees TS20 1SY**

**welcome to**

## **Wolsey Drive, Stockton-On-Tees**

Beautifully presented 3-bed semi in a sought-after Norton cul-de-sac. Modern throughout with lounge, dining room, upgraded kitchen & stylish bathroom. Driveway, garage & enclosed garden with decking. Close to schools, transport & amenities. Early viewing advised.

### **Entrance Hall**

UPVC door to front, radiator

### **Lounge**

14' 6" x 10' 9" ( 4.42m x 3.28m )

Window to front, feature gas fireplace, radiator

### **Dining Room**

10' 6" x 8' 9" ( 3.20m x 2.67m )

Under stairs cupboard, UPVC door to rear

### **Kitchen**

10' 6" x 5' 1" ( 3.20m x 1.55m )

Window to rear, oven with electric hob and extractor fan, sink with drainer, recess for appliances, splash back, spotlights, integrated washer

### **Bedroom 1**

14' 3" x 8' 5" ( 4.34m x 2.57m )

Two windows to front, radiator

### **Bedroom 2**

10' x 6' 1" ( 3.05m x 1.85m )

Window to rear, radiator

### **Bedroom 3**

7' 2" x 7' ( 2.18m x 2.13m )

Window to rear, radiator

### **Bathroom**

Low level WC, hand wash basin, walk in shower, extractor fan, heated towel rail, spotlights

### **Front Garden**

Laid to lawn, driveway with garage access

### **Rear Garden**

Laid to lawn with decking area





***view this property online*** [mannersandharrison.co.uk/Property/STO115464](https://mannersandharrison.co.uk/Property/STO115464)



welcome to

## Wolsey Drive, Stockton-On-Tees

- FEATURE GAS FIREPLACE
- CONTEMPORY UPGRADED KITCHEN
- SPACIOUS LOUNGE WITH SEPERATE DINING ROOM
- DRIVEWAY & SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND PUBLIC TRANSPORT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£170,000**



Ground Floor

First Floor

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.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/STO115464](http://mannersandharrison.co.uk/Property/STO115464)



Property Ref:  
STO115464 - 0004

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



**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

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.