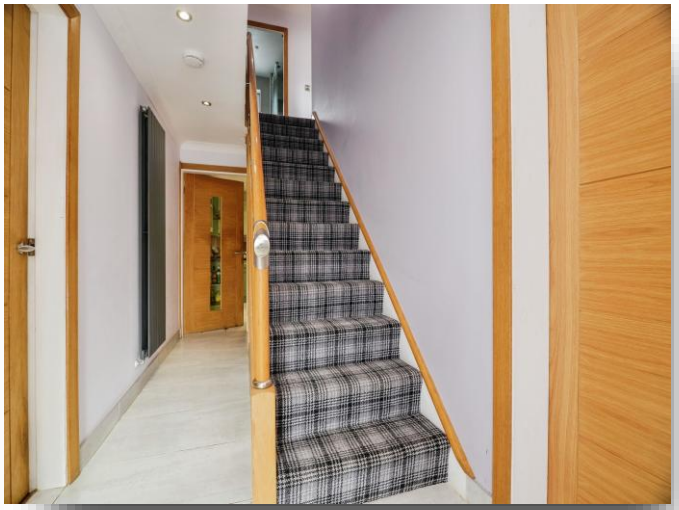






Gentian Way,Stockton-On-Tees TS19 8FH

manners & harrison

welcome to

Gentian Way, Stockton-On-Tees

Fantastic four-bedroom detached family home in Stockton-on-Tees, featuring a spacious lounge, modern kitchen, separate dining room, master en-suite and integral garage. With a recently landscaped enclosed rear garden and generous driveway, early viewing is highly recommended.

Entrance Hall
Composite door, porcelin tiling

Downstairs Wc
Wash hand basin, low level WC, towel rail

Lounge
10' 3" max x 16' 11" max (3.12m max x 5.16m max)
Gasco fireplace, bay window to front, radiator

Dining Room
10' 6" x 10' 1" (3.20m x 3.07m)
French doors to rear garden

Kitchen
14' 6" x 9' 11" (4.42m x 3.02m)
Window to rear, electric oven with gas hob and extractor fan, washing machine, dishwasher, sink, door to garage, composite door to side, radiator,

Bedroom 1
11' 4" x 11' 6" plus wardrobes (3.45m x 3.51m plus wardrobes)
Window to front, radiator, fitted wardrobes with mirrored doors

En Suite
Walk-in shower, wash hand basin, low level WC, towel rail, window to front

Bedroom 2
11' 1" plus wardrobes x 8' 10" (3.38m plus wardrobes x 2.69m)
Window to rear, radiator, fitted wardrobes with mirrored doors

Bedroom 3
11' 6" x 8' 5" (3.51m x 2.57m)
Window to front, radiator, fitted wardrobes with mirrored doors

Bedroom 4
8' 4" x 7' 2" (2.54m x 2.18m)
Window to rear

Bathroom
Bath, towel rail, wash hand basin, window to rear, porcelin tiling

Rear Garden
Side gate, pebbled, patio, enclosed fence, side shed

Garage
17' 6" x 8' 5" (5.33m x 2.57m)
Electric door, door to kitchen, plumbing for washing machine









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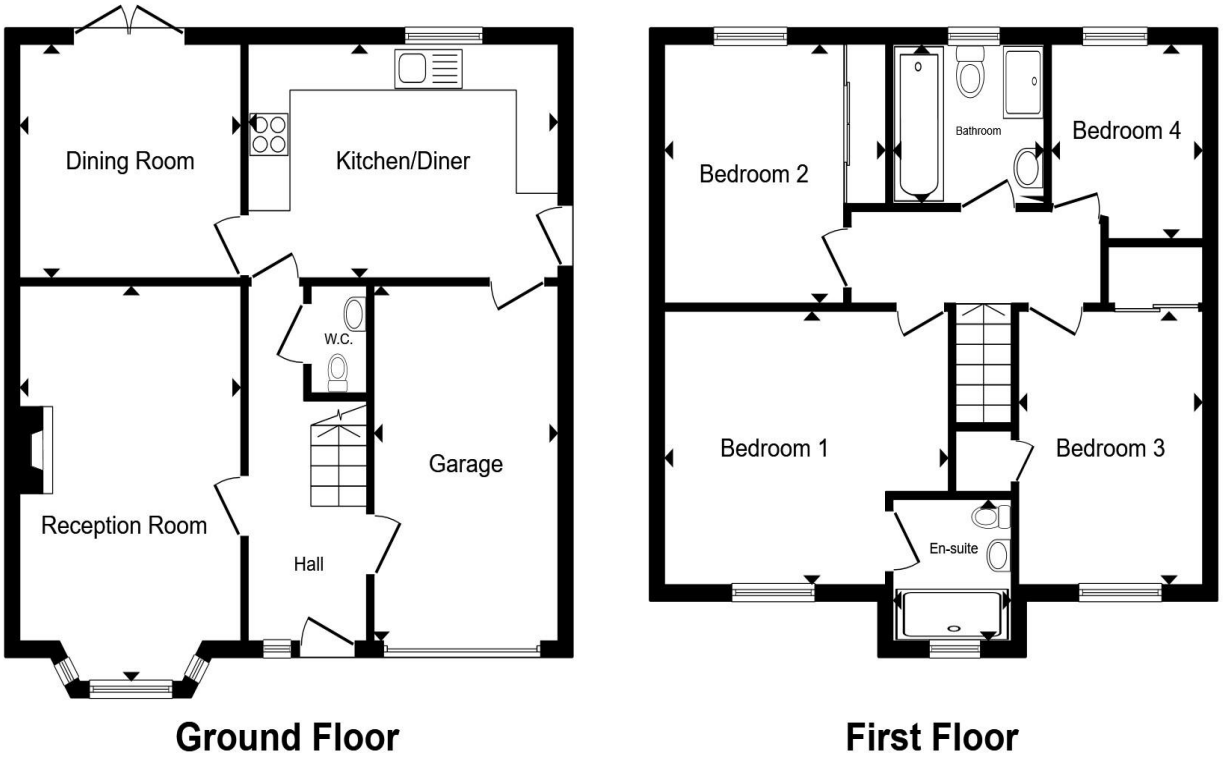
welcome to

Gentian Way, Stockton-On-Tees

- NO ONWARD CHAIN!!
- OFF-STREET PARKING
- GARAGE
- REAR GARDEN
- MASTER BEDROOM WITH EN SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£310,000



Total floor area 116.5 m² (1,254 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

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The Property Ombudsman

Property Ref:
STO116581 - 0010

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.

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