



**Wimpole Road, Stockton-On-Tees TS19 7LR**

**welcome to**

## **Wimpole Road, Stockton-On-Tees**

A three bedroom semi-detached family home situated in Fairfield, Stockton-On-Tees

### **Entrance Porch**

Access to hallway

### **Entrance Hall**

Stairs to first floor

### **Lounge**

12' 3" max x 12' 11" ( 3.73m max x 3.94m )

Window to front, radiator

### **Kitchen/Diner**

15' 6" x 10' 10" ( 4.72m x 3.30m )

Window to rear, range of wall and base units, oven with gas hob and extractor fan, splash back, sink, dishwasher, fridge freezer, space for appliances

### **Conservatory**

10' 11" x 8' 7" ( 3.33m x 2.62m )

Brick base, UPVC

### **Landing**

Window to side, radiator

### **Bedroom 1**

15' 2" max x 8' 8" ( 4.62m max x 2.64m )

Window to front, radiator

### **Bedroom 2**

9' x 9' 2" ( 2.74m x 2.79m )

Window to rear, radiator

### **Bedroom 3**

9' 7" max x 6' 6" ( 2.92m max x 1.98m )

Window to front, radiator

### **Bathroom**

Low level WC, wash hand basin, bath with shower unit, splash back, towel rail, window to rear

### **Front Garden**

Brickweave driveway, laid to lawn

### **Rear Garden**

Brickweave patio, decking, laid to lawn, side access to garage





***view this property online*** [mannersandharrison.co.uk/Property/STO115717](https://mannersandharrison.co.uk/Property/STO115717)



welcome to

## Wimpole Road, Stockton-On-Tees

- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£185,000**



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/STO115717](http://mannersandharrison.co.uk/Property/STO115717)



Property Ref:  
STO115717 - 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)