





Ashville Avenue,Eaglescliffe Stockton-On-Tees TS16 9AU

manners & harrison

welcome to

Ashville Avenue, Eaglescliffe Stockton-On-Tees

Spacious two-bedroom detached bungalow in a sought-after Eaglescliffe location. Close to amenities and transport. Featuring living room, kitchen diner, garden room, two en-suites, gardens, driveways and outbuilding. Early viewing advised.

Entrance Hall
Radiator

Lounge
12' x 16' max (3.66m x 4.88m max)
Bay window to front, radiator, window to side

Dining Room
10' 1" x 14' max (3.07m x 4.27m max)
Window to side, radiator

Kitchen
12' max x 10' (3.66m max x 3.05m)
Window to rear, sink with drainer, range of wall and base units, oven with electric hob and extractor fan, washing machine, dryer, dishwasher, splash back, recess for fridge freezer, spotlights

Conservatory
24' 1" x 8' (7.34m x 2.44m)
Brick base, UPVC roof, UPVC doors to side garden

Landing
Access to loft via staircase

Bedroom 1
21' max x 10' (6.40m max x 3.05m)
Window to rear, feature wooden beams, step down area that can be used as a dressing room

En Suite
Shower, cladding, wash hand basin, low level WC, Velux window to side

Bedroom 2
12' x 10' 1" (3.66m x 3.07m)
Window to front, radiator

Dressing Area
8' x 9' (2.44m x 2.74m)
Window to front, radiator

En Suite
Shower, wash hand basin, cladding, towel rail

Bathroom
Wash hand basin, towel rail, low level WC, splash back

Loft Space
No regulations, carpeted, radiator

Front Garden
Double driveway, mature plants and hedges, enclosed by brick wall

Rear Garden
Patio, access to two storage sheds

Agents Notes
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.









view this property online mannersandharrison.co.uk/Property/STO115502

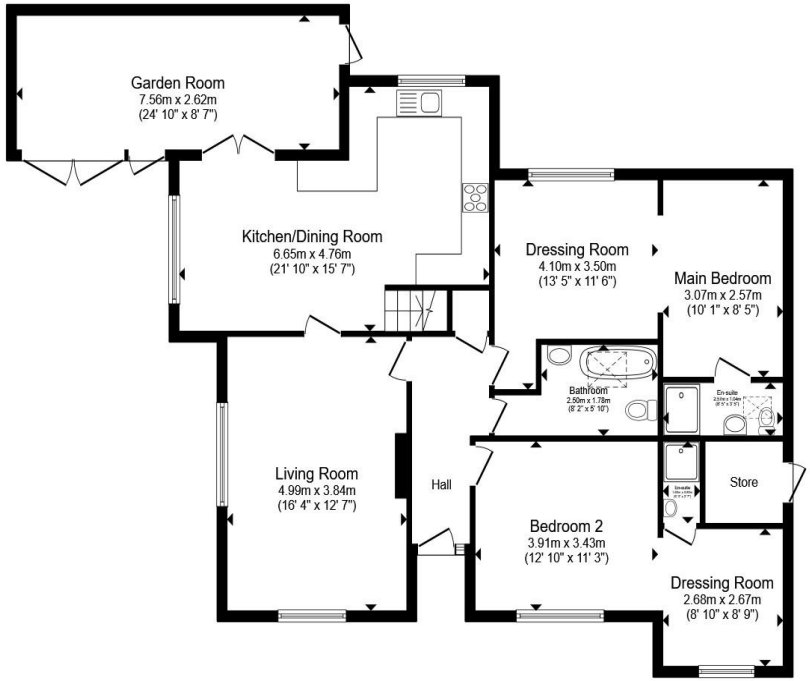
welcome to

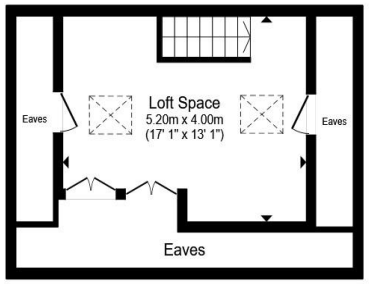
Ashville Avenue, Eaglescliffe Stockton-On-Tees

- BUNGALOW
- DETACHED
- FRONT AND REAR GARDENS
- CONSERVATORY
- TWO BEDROOMS BOTH WITH EN SUITES

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

£300,000





Total floor area 151.1 m² (1,626 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/STO115502

The Property Ombudsman

Property Ref:
STO115502 - 0009

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

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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.