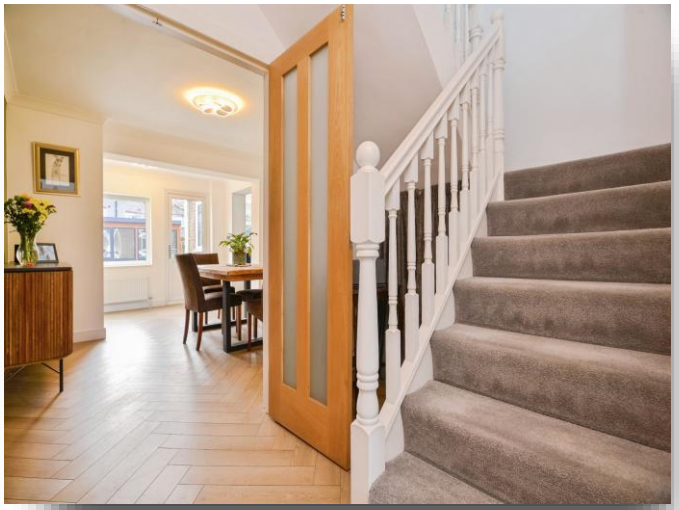






Town Farm Close,Bishopton Stockton-On-Tees TS21 1HX

manners & harrison

welcome to

Town Farm Close, Bishopton Stockton-On-Tees

Well-presented four-bedroom linked detached home on a quiet cul-de-sac in Bishopton. Updated to a high specification with spacious living areas, driveway, integral garage and a stunning rear garden with modern outbuilding. Close to local amenities, transport and schools. Early viewing advised.

Entrance Porch
Access to entrance hall

Entrance Hall
Radiator, stairs to first floor

Downstairs Wc
Low level WC, wash hand basin, towel rail

Study
13' x 5' 3" (3.96m x 1.60m)
UPVC door to rear, radiator, window to side, built-in bookcase

Lounge
22' 9" x 12' 10" (6.93m x 3.91m)
Window to front, two radiators, log burner

Dining Room
16' 4" max x 10' 10" max (4.98m max x 3.30m max)
UPVC door to rear, two radiators

Kitchen
17' 3" max x 8' 3" (5.26m max x 2.51m)
Window to rear, window to side, range of wall and base units, tall radiator, induction hob with built-in down draft extractor fan, dishwasher, two multi function ovens, fitted fridge freezer, feature lighting, walk-in larder cupboard

Utility Room
8' 3" x 4' 2" (2.51m x 1.27m)
Wine fridge, range of base units, access to garage

Bedroom 1
15' 6" x 12' 7" max (4.72m x 3.84m max)
Window to rear, radiator, fitted wardrobes

Bedroom 2
14' 1" max x 9' 1" max (4.29m max x 2.77m max)
Pointed roof, window to rear, radiator, restricted head room

Bedroom 3
12' 9" x 6' 6" (3.89m x 1.98m)
Window to front, radiator

Bedroom 4
10' x 7' 5" (3.05m x 2.26m)
Window to rear, radiator

Bathroom
Bath, walk-in shower, splash back, towel rail, wash hand basin, low level WC, window to rear, spotlights

Front Garden
Driveway, integral garage with electric roller door

Rear Garden
Patio, artificial lawn, outbuilding

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/STO115861

welcome to

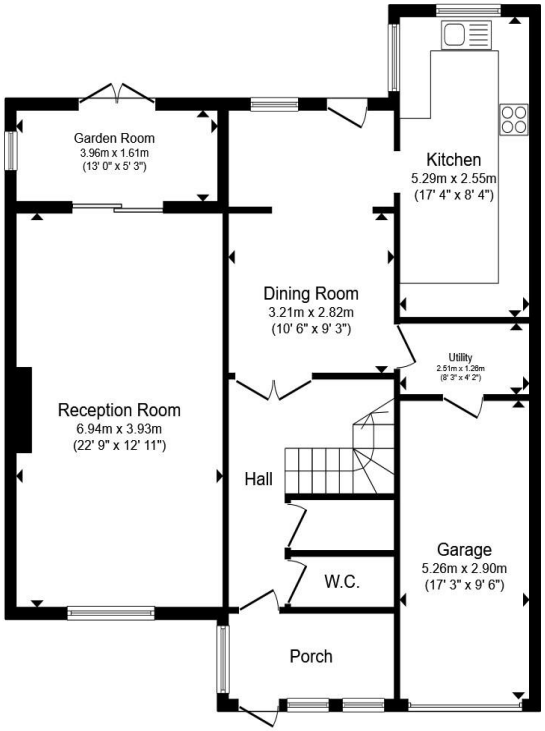
Town Farm Close, Bishopton Stockton-On-Tees

- GARAGE
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- OUTBUILDING IN REAR GARDEN
- FOUR BEDROOMS

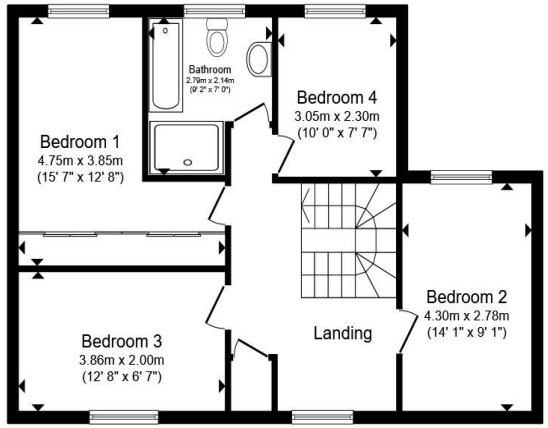
Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers over

£380,000



Ground Floor



First Floor

Total floor area 161.5 m² (1,739 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:
STO115861 - 0008

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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