



Langley Avenue, Thornaby Stockton-On-Tees TS17 7HG

welcome to

Langley Avenue, Thornaby Stockton-On-Tees

Three-bed mid-terraced with rear yard. Ground floor offers reception room, kitchen, utility and WC. Upstairs features three bedrooms and a family bathroom. Convenient location close to local amenities and transport links.

Downstairs Wc

Low level WC

Lounge

13' x 11' 4" (3.96m x 3.45m)

Window to front, radiator

Dining Room

11' 7" x 10' 4" (3.53m x 3.15m)

Window to rear, radiator

Kitchen

13' 1" x 8' 8" (3.99m x 2.64m)

Range of wall and base units, window to side, splash back, space for appliances, radiator, sink with drainer, boiler

Utility Room

6' 8" x 5' 3" (2.03m x 1.60m)

Window to side, sliding door to rear

Bedroom 1

13' 7" x 10' 9" (4.14m x 3.28m)

Window to front, radiator

Bedroom 2

11' x 9' 3" (3.35m x 2.82m)

Window to rear, radiator

Bedroom 3

9' 6" x 8' 8" max (2.90m x 2.64m max)

Window to rear, radiator

Bathroom

Shower, low level WC, towel rail, window to side, wash hand basin, splash back

Rear Garden

Yard





view this property online mannersandharrison.co.uk/Property/STO115227



welcome to

Langley Avenue, Thornaby Stockton-On-Tees

- REAR YARD
- DOWNSTAIRS WC
- THREE BEDROOMS
- MID-TERRACED
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

fixed price

£65,000



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

view this property online mannersandharrison.co.uk/Property/STO115227



Property Ref:
STO115227 - 0003

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 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.


manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk