





Roecliffe Grove,Stockton-On-Tees TS19 8JU

manners & harrison

welcome to

Roecliffe Grove, Stockton-On-Tees

Situated within a small residential enclave, this adaptable three-bedroom home offers a lounge, dining room, kitchen with breakfast area, additional ground floor room, family bathroom, shower room and a substantial rear garden.

Entrnace Hall
Radiator

Cloakroom
Toilet, sink, side elevation window, radiator

Lounge
12' x 15' 2" (3.66m x 4.62m)
Electric fire, front elevation window radiator, archway into dining room

Dining Room
9' 6" x 10' 7" (2.90m x 3.23m)
Rear french doors, radiator

Reception Room
Off the kitchen, rear elevation window, radiator

Kitchen
9' 7" x 11' 3" (2.92m x 3.43m)
Rear elevation window, radiator, wall and base units, electric oven, hob, extractor, sink, recess for appliances boiler, under stairs cupboard

Landing
Airing cupboard, loft hatch

Bedroom 1
10' 7" max x 15' 5" (3.23m max x 4.70m)
Front elevation window, radiator, cupboard

En Suite
Shower cubicle, toilet, sink, front elevation window, radiator

Bedroom 2
8' x 11' 4" (2.44m x 3.45m)
Rear elevation window, radiator

Bedroom 3
8' 1" max x 7' 3" max (2.46m max x 2.21m max)
Fitted wardrobe, rear elevation window, radiator

Bathroom
Bath, sink, toilet, radiator, rear elevation window

Reception Room
Garage conversion, radiator, front window, side elevation window, loft hatch

Front Garden
Drive, laid to lawn

Rear Garden
Side gate, laid to lawn, shed

Agents Note
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.









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welcome to

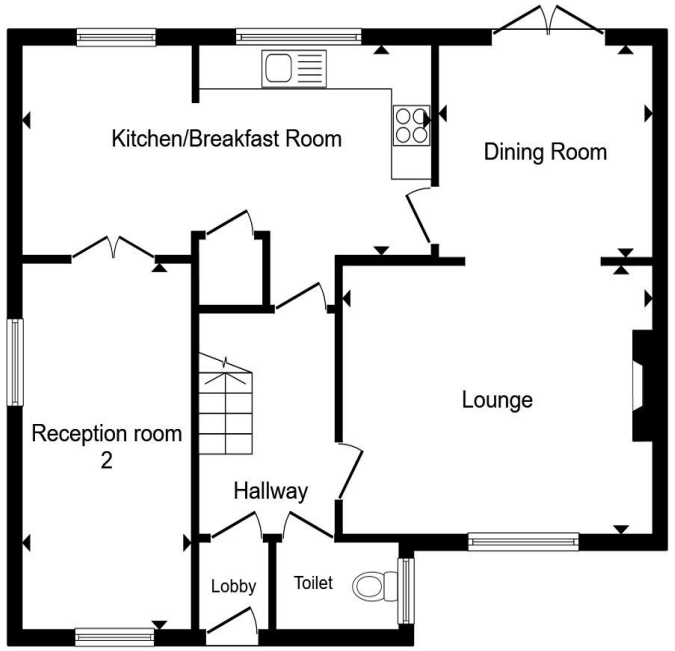
Roecliffe Grove, Stockton-On-Tees

- THREE BEDROOMS
- MASTER WITH EN SUITE
- LARGE REAR GARDEN
- DRIVEWAY
- CLOSE TO AMENITIES

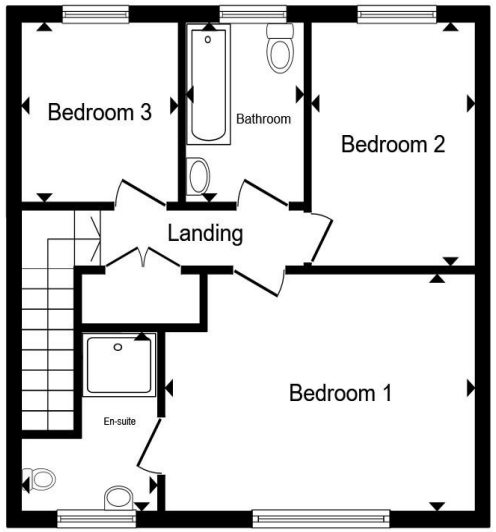
Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£225,000



Ground Floor



First Floor

Total floor area 115.6 m² (1,245 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:
STO116391 - 0005

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