





Romford Road,Stockton-On-Tees TS19 9HD

manners & harrison

welcome to

Romford Road, Stockton-On-Tees

Well-presented three-bedroom semi-detached home in the popular Roseworth area of Stockton-on-Tees. Featuring spacious living areas, conservatory, enclosed gardens and close to schools, amenities and transport links. Ideal for first-time buyers, families and investors.

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.

Lounge
19' x 14' (5.79m x 4.27m)
Window to front, two radiators, gas fireplace, stairs to first floor

Reception Room
10' x 9' 3" (3.05m x 2.82m)
UPVC door to rear, radiator

Dining Room
10' 6" x 11' 10" (3.20m x 3.61m)
Radiator, UPVC door to rear, two windows to rear, spotlights

Kitchen
8' 4" x 8' 10" (2.54m x 2.69m)
Window to rear, sink with drainer, white goods, range of wall and base units, splash back, oven with electric hob and extractor fan, dishwasher, plumbing for washing machine

Conservatory
12' 7" x 9' 3" (3.84m x 2.82m)
UPVC, brick base

Bedroom 1
11' 8" x 9' 5" (3.56m x 2.87m)
Window to front, radiator, wardrobes

Bedroom 2
11' 4" max x 9' 11" max (3.45m max x 3.02m max)
Window to rear, radiator

Bedroom 3
8' 8" max x 8' 3" max (2.64m max x 2.51m max)
Window to front, radiator

Bathroom
Two windows to rear, low level WC, wash hand basin, shower, tall radiator, spotlights, extractor fan

Front Garden
Decking, gravelled, enclosed garden

Rear Garden
Decking, enclosed timber fence









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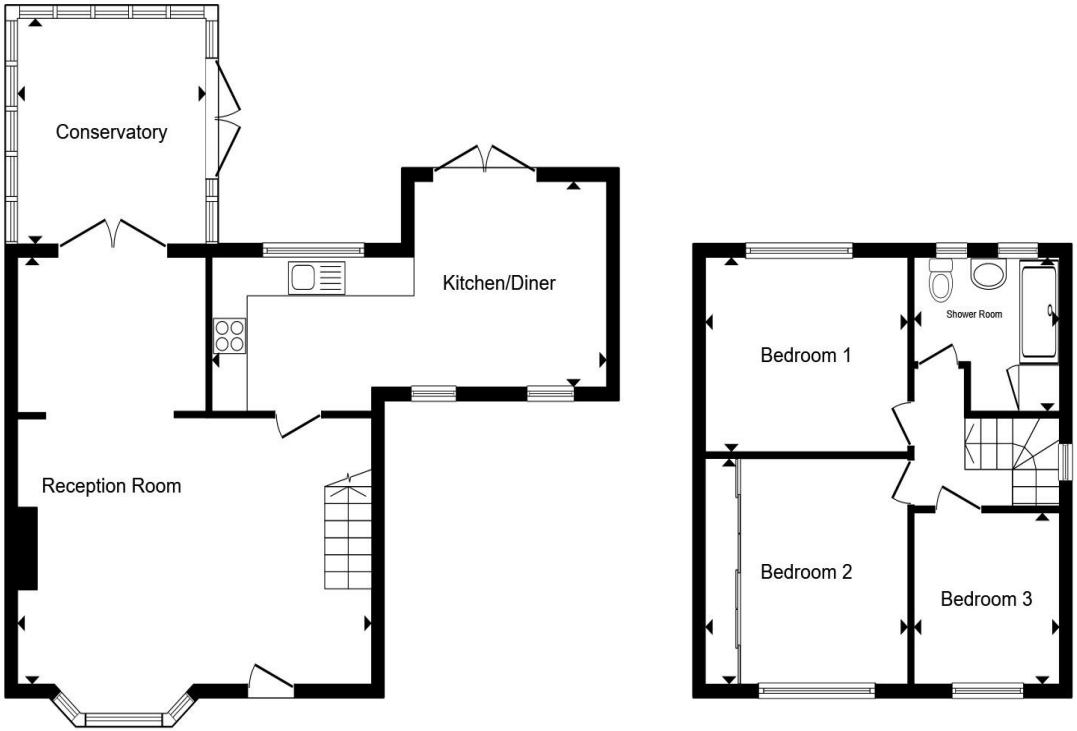
Romford Road, Stockton-On-Tees

- FRONT AND REAR GARDENS
- THREE RECEPTION ROOMS
- CONSERVATORY
- THREE BEDROOMS
- IDEAL FOR A WIDE RANGE OF BUYERS

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

offers over

£125,000



Total floor area 104.5 m² (1,125 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:
STO116347 - 0006

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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