





Willow Sage Court,Stockton-On-Tees TS18 3UQ

manners & harrison

welcome to

Willow Sage Court, Stockton-On-Tees

Modern two-bedroom flat featuring an entrance hall, a bright open-plan lounge/diner with Juliet balcony, two well-proportioned bedrooms, including a principal bedroom with en suite, and a family bathroom. Ideal for first-time buyers, professionals, or investors.

Entrance Hall
Electric radiator, composite door to front, intercom, two cupboards

Lounge/Kitchen
21' 9" x 15' (6.63m x 4.57m)
Range of wall and base units, electric oven with hob, sink, recess for appliances, two electric radiators. french doors to juliet balcony



Bedroom 1
17' 10" max x 8' 7" max (5.44m max x 2.62m max)
Window to front, electric radiator

En Suite
Low level WC, shower, wash hand basin, towel rail

Bedroom 2
7' 10" max x 11' 11" max (2.39m max x 3.63m max)
Window to rear, electirc radiator

Bathroom
Low level WC, wash hand basin, bath, towel rail







view this property online mannersandharrison.co.uk/Property/STO116722

welcome to

Willow Sage Court, Stockton-On-Tees

- UPPER FLOOR FLAT
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN LOUNGE/KITCHEN
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES

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

£70,000



view this property online mannersandharrison.co.uk/Property/STO116722

The Property Ombudsman

Property Ref:
STO116722 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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