



Richardson Road,Thornaby Stockton-On-Tees TS17 8QE

welcome to

Richardson Road, Thornaby Stockton-On-Tees

Situated in a highly sought-after location overlooking the green in Thornaby, this well-presented detached family home offers spacious and versatile living accommodation, ideal for families or those looking to settle in a peaceful yet well-connected area

Entrance Hall

Stairs to first floor, radiator, unique stained window bringing a light and airy feel to the hall and stairway, door to front.

Lounge

14' 5" plus bay window x 20' 7" (4.39m plus bay window x 6.27m)

Window to front, radiator, electric fireplace

Kitchen

18' x 8' 8" (5.49m x 2.64m)

Hard flooring, radiator, shaker style base and wall units. Plumbing for washing machine, under cabinet fridge and freezer, oven with electric hob, stainless steel sink with mixer tap, window to rear. Side door leading to useful porch.

Garden Room

13' 7" x 5' 5" (4.14m x 1.65m)

Doors leading to rear patio and extensive garden.

Bedroom 1

11' 2" x 11' max (3.40m x 3.35m max)

Window to front, radiator, TV point

Bedroom 2

11' 1" x 9' 6" (3.38m x 2.90m)

Window to rear, radiator, TV point

Bedroom 3

11' 7" x 8' 8" (3.53m x 2.64m)

Window to rear, radiator, TV point

Bathroom

Bath with shower unit, window to front, fully tiled, radiator, wash hand basin with vanity unit and mixer tap, spotlights

Wc

Low level WC, radiator, window to rear

Front Garden

Off-street parking via driveway leading to garage, laid to lawn, plants, shrubs, enclosed by timber fence

Rear Garden

Patio area, personnel door to garage, laid to lawn leading to large wooded area with a variety of shrubs and trees





view this property online mannersandharrison.co.uk/Property/STO115119



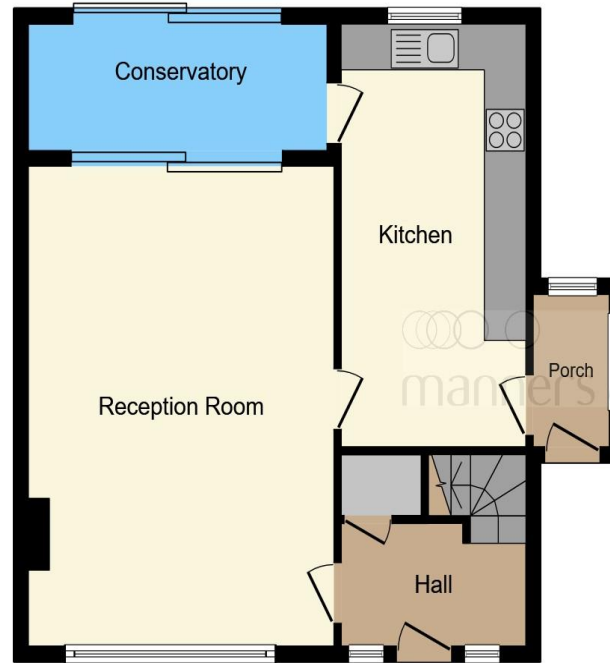
welcome to

Richardson Road, Thornaby Stockton-On- Tees

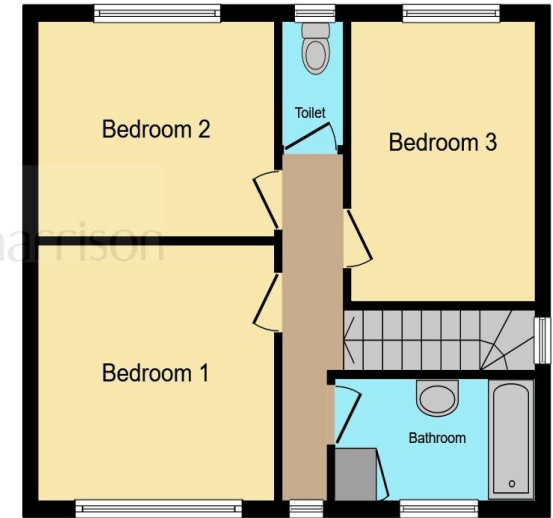
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- GARDEN ROOM
- THREE BEDROOMS

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

offers over
£250,000



Ground Floor



First Floor

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/STO115119



Property Ref:
STO115119 - 0005

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