



**Oxbridge Avenue, Stockton-On-Tees TS18 4LF**

**welcome to**

## **Oxbridge Avenue, Stockton-On-Tees**

Four-bedroom semi-detached home with front and rear gardens, off-street parking and garage. Ground floor includes hall, lounge, dining room and kitchen. Upstairs offers four bedrooms and a family bathroom. Ideal for family living.

### **Entrance Hall**

UPVC door to front, stairs to first floor

side, shower cubicle, wash hand basin, towel rail

### **Downstairs Wc**

Low level WC, wash hand basin, window to side

### **Rear Garden**

Laid to lawn, decking, outbuilding

### **Lounge**

13' 10" into bay window x 12' 2" max ( 4.22m into bay window x 3.71m max )

Window to front, TV point, radiator

### **Dining Room**

11' 10" max x 15' 9" max ( 3.61m max x 4.80m max )

Radiator, UPVC door to rear, media wall

### **Kitchen**

15' 3" x 14' ( 4.65m x 4.27m )

Two windows to rear, range of wall and base units, sink, radiator, microwave, island, oven with electric hob

### **Bedroom 1**

14' 4" max x 12' 1" ( 4.37m max x 3.68m )

Window to front, radiator

### **Bedroom 2**

9' 1" max x 11' 10" ( 2.77m max x 3.61m )

Window to rear, radiator

### **Bedroom 3**

5' 4" x 10' 1" ( 1.63m x 3.07m )

Window to rear, radiator

### **Bedroom 4**

13' 9" x 9' ( 4.19m x 2.74m )

Window to front, velux window to side, radiator

### **Bathroom**

Low level WC, bath with shower unit, window to





***view this property online*** [mannersandharrison.co.uk/Property/STO116183](https://mannersandharrison.co.uk/Property/STO116183)



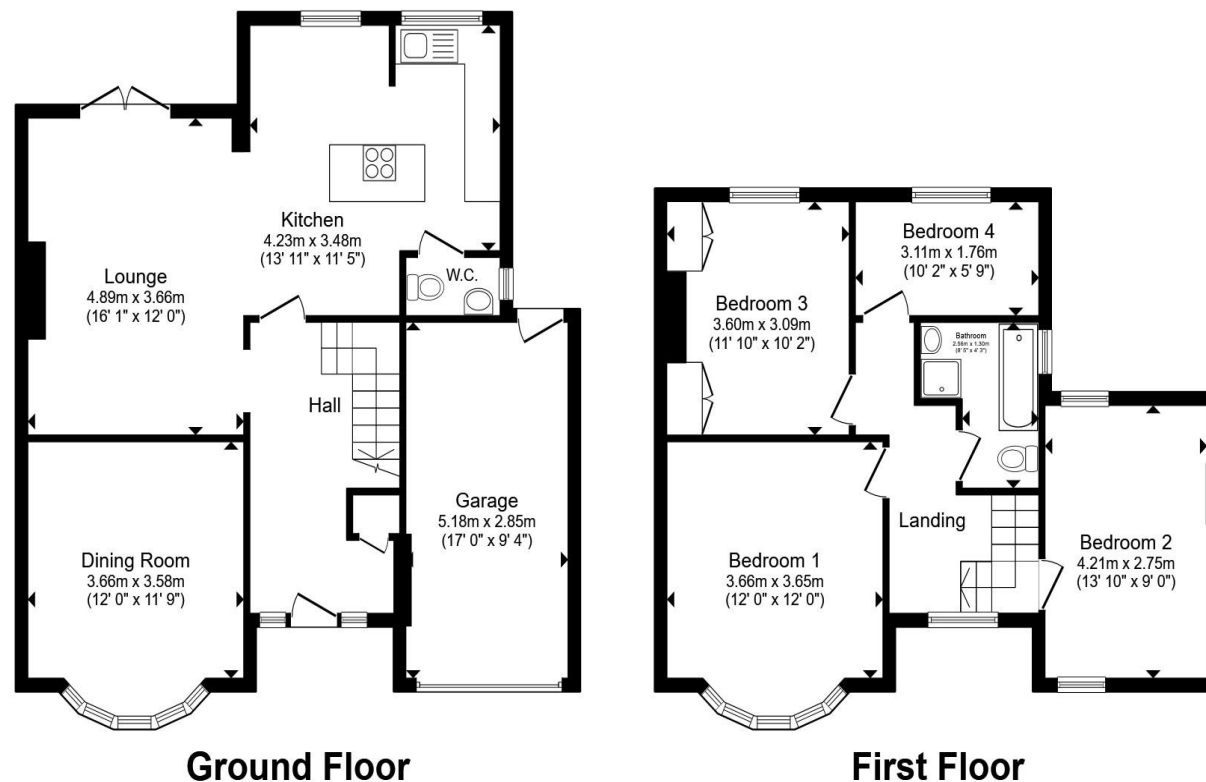
welcome to

## Oxbridge Avenue, Stockton-On-Tees

- OFF-STREET PARKING
- GARAGE
- FRONT AND REAR GARDENS
- FOUR BEDROOMS
- SEMI-DETACHED

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

**£375,000**



Total floor area 136.2 m<sup>2</sup> (1,466 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](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/STO116183](http://mannersandharrison.co.uk/Property/STO116183)



Property Ref:  
STO116183 - 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 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](mailto:Stockton@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)