



Infinity View, Stockton-On-Tees TS18 2FN

welcome to

Infinity View, Stockton-On-Tees

Modern four double bedroom townhouse on the sought-after North Shore Estate, overlooking the Tees Barrage and Infinity Bridge. Spacious layout, garden, balcony, driveway and garage. Close to amenities, schools and transport. Ideal family home-viewing recommended.

Downstairs Wc

Low level WC, radiator, wash hand basin, extractor fan

Lounge

17' 3" max x 14' 11" max (5.26m max x 4.55m max)
UPVC door to balcony, radiator

Balcony

Decking, overlooking infinity bridge

Kitchen

17' 3" max x 16' 6" max (5.26m max x 5.03m max)
UPVC door to rear, sink with drainer, radiator, range of wall and base units, oven with gas hob and extractor fan, microwave, fridge freezer, dishwasher, washing machine, window to rear, spotlights, access to storage cupboard

Bedroom 1

15' 11" x 9' 5" (4.85m x 2.87m)
Window to front, radiator

Dressing Area

7' 6" x 5' 2" (2.29m x 1.57m)

En Suite

Jack & Jill, shower, low level WC, radiator, splash back, spotlights

Bedroom 2

10' x 9' 2" (3.05m x 2.79m)
Window to rear, radiator

Dressing Area

7' 9" x 5' 5" (2.36m x 1.65m)
Window to rear

En Suite

Walk-in shower, wash hand basin, low level WC,

radiator, spotlights

Bedroom 3

13' 1" x 9' 4" (3.99m x 2.84m)
Window to front, radiator

Bedroom 4

9' 6" x 7' 7" (2.90m x 2.31m)
Window to front, radiator

Bathroom

7' 8" x 6' (2.34m x 1.83m)
Radiator, low level WC, wash hand basin, bath, splash back, spotlights

Rear Garden

Patio, laid to lawn, river view





view this property online mannersandharrison.co.uk/Property/STO115988



welcome to

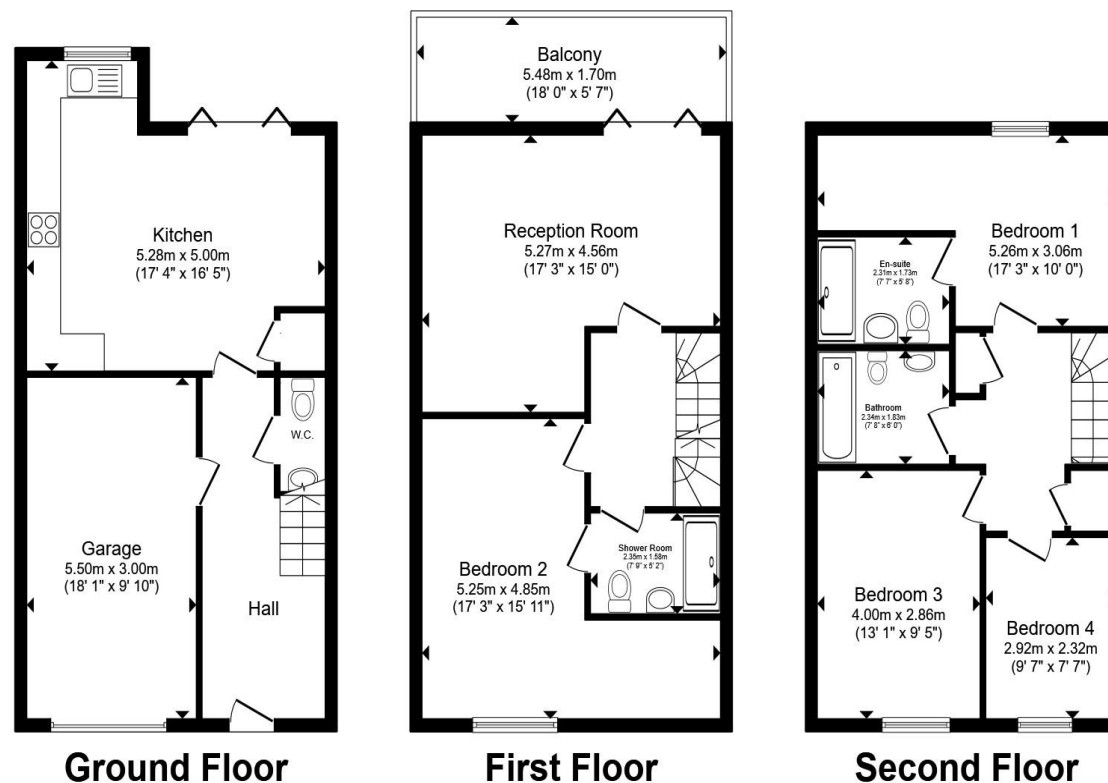
Infinity View, Stockton-On-Tees

- TOWNHOUSE
- REAR GARDEN
- OFF-STREET PARKING
- FOUR DOUBLE BEDROOMS
- SCENIC RIVER AND MOUNTAIN VIEWS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£334,995



Total floor area 151.2 m² (1,628 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



[view this property online](http://mannersandharrison.co.uk/Property/STO115988) mannersandharrison.co.uk/Property/STO115988



Property Ref:
STO115988 - 0004

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