



Infinity View, Stockton-On-Tees TS18 2FN

welcome to

Infinity View, Stockton-On-Tees

Manners & Harrison are delighted to present this outstanding four-bedroom end townhouse, boasting stunning views over the River Tees. Offered for sale with a tenant in situ.

Entrance Hallway

Stairs to first floor landing. Door to downstairs cloakroom/WC.

Downstairs Cloakroom/ Wc

Low level WC, sink and radiator.

Office

14' 7" x 9' 6" (4.45m x 2.90m)

Kitchen

17' 2" x 16' 4" (5.23m x 4.98m)

Fitted with a range of wall and base units, bi-fold doors and window to rear elevation, sink and drainer unit, splash back tiles, extractor fan, gas hob, radiator, storage cupboard and space for dining table and chairs.

First Floor Landing

Accessed via stairs from hallway. Radiator.

Lounge

17' 2" max x 15' (5.23m max x 4.57m)

Bi-fold doors to rear elevation leading to balcony area with enclosed decking area and overlooking the barrage. Radiator.

Bedroom Two

17' 2" x 15' 11" (5.23m x 4.85m)

Window to front elevation, walk-in wardrobe, radiator and door to en-suite.

En-Suite

Suite comprising low level WC, shower cubicle, sink, radiator and splash back tiles.

Second Floor Landing

Two storage cupboards.

Bedroom One

17' 3" x 10' (5.26m x 3.05m)

Window to rear elevation, walk-in wardrobe and radiator. Door to en-suite.

En-Suite

Suite comprising shower cubicle, low level WC, sink and radiator.

Bedroom Three

13' 3" x 9' 6" (4.04m x 2.90m)

Window to front elevation and radiator.

Bedroom Four

9' 5" x 7' 5" (2.87m x 2.26m)

Window to front elevation and radiator.

Bathroom

Suite comprising bath, radiator, low level WC, sink and splash back tiles.

Agents Notes

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.





view this property online mannersandharrison.co.uk/Property/STO116021



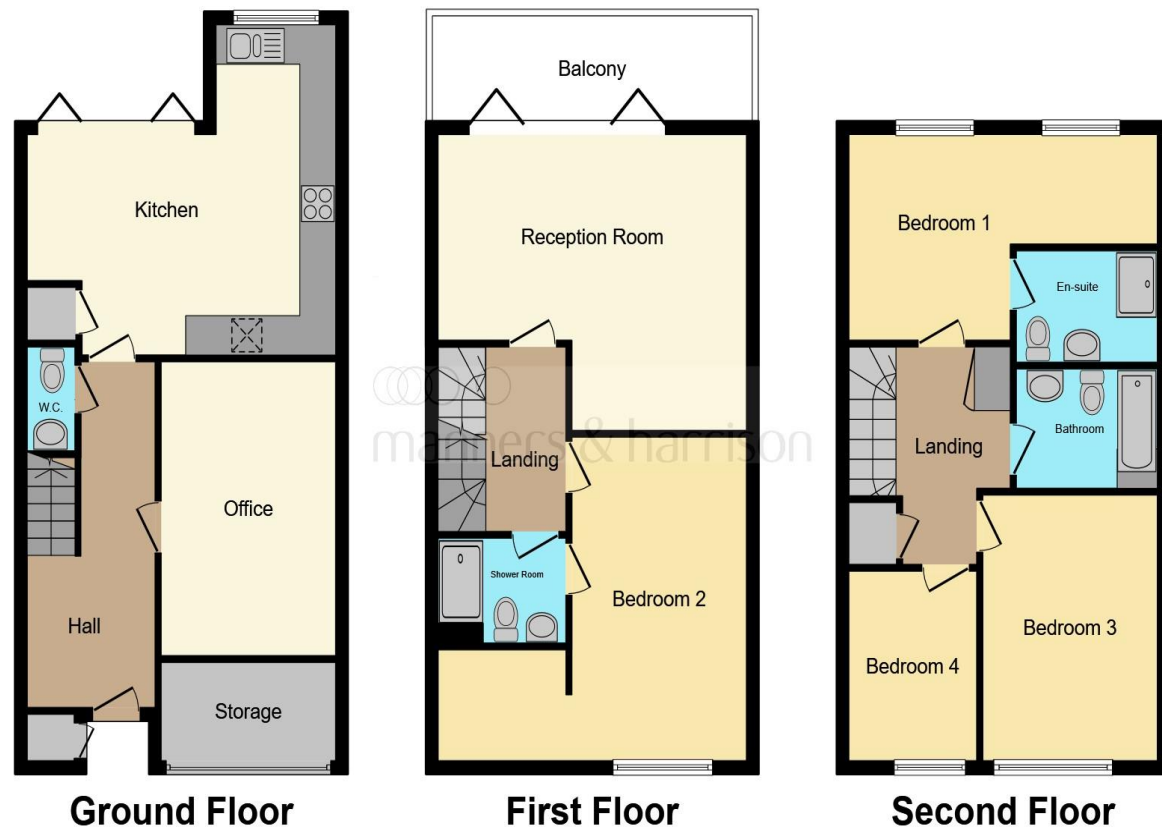
welcome to

Infinity View, Stockton-On-Tees

- TENANT IN SITU
- LOUNGE WITH BALCONY
- FOUR BEDROOMS WITH TWO EN SUITES
- VIEWS OF THE INFINITY BRIDGE
- OFF-STREET PARKING

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

£280,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/STO116021



Property Ref:
STO116021 - 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