



**Rose Cottage Rose Cottage, Elton Stockton-On-Tees TS21 1AG**

**welcome to**

## **Rose Cottage Rose Cottage, Elton Stockton-On-Tees**

This charming two-bedroom detached home offers well-proportioned and versatile accommodation, ideal for a range of buyers. The ground floor boasts a spacious and inviting living room, enhanced by attractive feature beams that add character and warmth.

### **Lounge**

21' 7" max x 15' 5" max ( 6.58m max x 4.70m max )  
Front elevation window, radiator, feature beams,  
stairs to first floor

### **Reception Room**

11' 7" x 9' 10" ( 3.53m x 3.00m )  
Radiator, doors to rear, access to garage

### **Kitchen**

18' 8" max x 6' 1" max ( 5.69m max x 1.85m max )  
Radiator, sink, wall and base units, gas hob, oven,  
side elevation window, splash back

### **Utility Room**

Radiator, front elevation window, washer

### **Bedroom 1**

15' 3" to wardrobe x 11' 8" max ( 4.65m to wardrobe x  
3.56m max )  
Front elevation window, radiator, fitted wardrobe

### **Bedroom 2**

16' 7" to wardrobe x 9' 7" max ( 5.05m to wardrobe x  
2.92m max )  
Front elevation window, radiator, fitted wardrobe

### **Bathroom**

Bath with shower, splash back, low level WC, sink,  
towel rail, velux to front, spotlights

### **Rear Garden**

Enclosed garden with step down, patio area, mature  
borders and hedges





***view this property online*** [mannersandharrison.co.uk/Property/STO115556](https://mannersandharrison.co.uk/Property/STO115556)



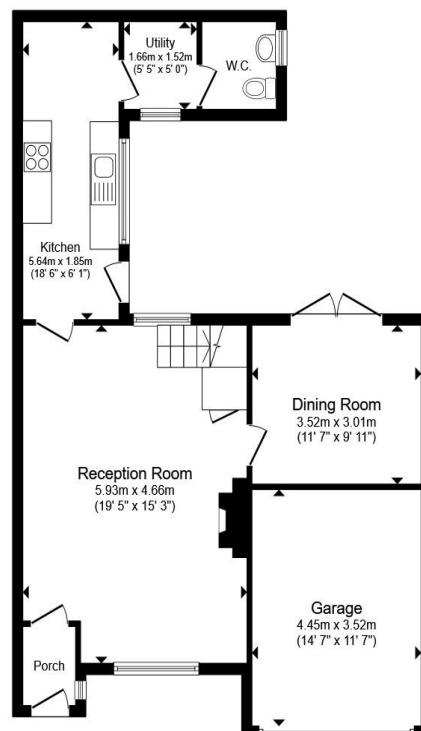
welcome to

## Rose Cottage Rose Cottage, Elton Stockton-On-Tees

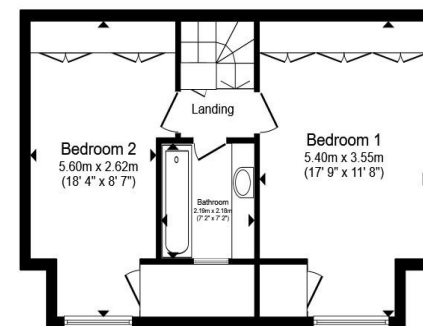
- FRONT AND REAR GARDENS
- DETACHED
- BEAUTIFUL LOCATION
- OFF-STREET PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

# £375,000



Ground Floor



First Floor

Total floor area 118.1 m<sup>2</sup> (1,271 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/STO115556](http://mannersandharrison.co.uk/Property/STO115556)



Property Ref:  
STO115556 - 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



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



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