



**Maritime Road, Stockton-On-Tees TS18 2FZ**

**welcome to**

## **Maritime Road, Stockton-On-Tees**

Fantastic three-bedroom end-terrace home in a popular Stockton location. Offering a modern kitchen, ground floor WC, spacious lounge with French doors to the rear garden, three good-sized bedrooms, a family bathroom and a double driveway. Ideal for families and professionals.

### **Agents Note:**

Property is discounted market price, please contact the branch on 01642606161 for further details.

### **Entrance Hall**

Composite door to front, radiator

### **Downstairs Wc**

Low level WC, wash hand basin, radiator, window to side

### **Lounge**

14' 8" x 11' 4" ( 4.47m x 3.45m )

Radiator, french doors to rear

### **Kitchen**

15' 8" max x 11' 5" max ( 4.78m max x 3.48m max )

Range of wall and base units, electric oven with gas hob and extractor fan, sink, recess for appliances, window to front, radiator, under stairs cupboard

### **Landing**

Loft hatch, radiator

### **Bedroom 1**

12' 6" x 10' 1" plus wardrobes ( 3.81m x 3.07m plus wardrobes )

Window to front, radiator

### **Bedroom 2**

8' 4" x 10' 5" ( 2.54m x 3.17m )

Window to rear, radiator

### **Bedroom 3**

12' 6" x 7' 5" ( 3.81m x 2.26m )

Window to rear, radiator

### **Bathroom**

Low level WC, wash hand basin, radiator, bath with

shower unit

### **Rear Garden**

Patio, astro turf, enclosed fence, gate to rear





***view this property online*** [mannersandharrison.co.uk/Property/STO116300](http://mannersandharrison.co.uk/Property/STO116300)



**welcome to**

## **Maritime Road, Stockton-On-Tees**

- DISCOUNTED MARKET PRICE
- REAR GARDEN
- OFF-STREET PARKING
- DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES

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

# **£140,000**

**view this property online** [mannersandharrison.co.uk/Property/STO116300](https://mannersandharrison.co.uk/Property/STO116300)



Property Ref:  
STO116300 - 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](https://mannersandharrison.co.uk)