



**Elton Homes Sandy Leas Lane, Elton Stockton-On-Tees TS21
1BS**

welcome to

Elton Homes Sandy Leas Lane, Elton Stockton-On-Tees

Charming two-bedroom park home in a peaceful countryside setting near Carlton. Features porch, lounge, kitchen, bathroom and low-maintenance garden. Pitch fee £23/week including water (reviewed in June). Ideal for those seeking a friendly, quiet community. Early viewing advised.

Agents Note:

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.

Entrance Porch

Access to kitchen, UPVC door to front, window to front

Lounge/Diner

20' 3" x 9' 3" (6.17m x 2.82m)

Window to front, window to side, wood burner, radiator, boiler

Kitchen

13' 3" x 5' 8" (4.04m x 1.73m)

Window to side, sink/drain, oven with gas hob and extractor fan, range of wall and base units, fridge freezer, washing machine

Bedroom 1

11' 6" x 9' 3" (3.51m x 2.82m)

Window to rear, fitted wardrobes, radiator

Bedroom 2

14' 1" x 5' 8" (4.29m x 1.73m)

Radiator, UPVC doors to rear

Bathroom

Low level WC, wash hand basin with vanity unit, bath with shower, window to side, towel rail, cladding

Front Garden

Low maintenance patio

Rear Garden

Low maintenance patio





view this property online mannersandharrison.co.uk/Property/STO115414



welcome to

Elton Homes Sandy Leas Lane, Elton Stockton-On-Tees

- PARK HOME
- TWO BEDROOMS
- SURROUNDING PATIO AREA
- LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES

Tenure: EPC Rating: F
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£60,000



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.focalagent.com

view this property online mannersandharrison.co.uk/Property/STO115414



Property Ref:
STO115414 - 0006

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