



Embleton Walk, Stockton-On-Tees TS19 8EX

welcome to

Embleton Walk, Stockton-On-Tees

Spacious 3-bed end-terraced home with front & rear gardens. Features entrance hall, lounge, dining room & kitchen on the ground floor. Upstairs has 3 bedrooms & a family bathroom.

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 Hall

Radiator, UPVC door to front, stairs to first floor

Lounge

13' 3" x 11' 5" (4.04m x 3.48m)

Window to front, radiator

Dining Room

9' 7" x 10' 7" (2.92m x 3.23m)

Window to rear, radiator

Kitchen

8' 7" x 6' 5" (2.62m x 1.96m)

Door to rear, range of wall and base units, plumbing for appliances, wash hand basin, splash back

Bedroom 1

11' 4" x 11' 7" (3.45m x 3.53m)

Window to front, radiator

Bedroom 2

11' 4" x 9' 7" (3.45m x 2.92m)

Window to rear, radiator

Bedroom 3

8' 6" x 8' (2.59m x 2.44m)

Window to front, radiator

Bathroom

Low level WC, wash hand basin, bath with shower, two windows to rear, splash back





view this property online mannersandharrison.co.uk/Property/STO115123



welcome to

Embleton Walk, Stockton-On-Tees

- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£60,000



view this property online mannersandharrison.co.uk/Property/STO115123



Property Ref:
STO115123 - 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