



Wensleydale Gardens, Thornaby Stockton-On-Tees TS17 9BN

welcome to

Wensleydale Gardens, Thornaby Stockton-On-Tees

Beautifully presented 3-bedroom semi-detached home in Thornaby featuring a spacious reception room with French doors, modern kitchen with upgraded appliances and dining space, ground floor W/C, gardens, driveway and garage. Close to local amenities and transport links.

Entrance Hall

Timber door, radiator

Cloakroom

Front elevation window, sink, toilet

Lounge

15' 7" x 10' 5" (4.75m x 3.17m)

Front bay window, radiator, rear french doors

Kitchen

14' 5" max x 17' 9" max (4.39m max x 5.41m max)

Wall and base units, electric oven, gas hob, extractor fan, washer, recess for appliances, radiator, front elevation window, cupboard, rear timber door

Landing

Rear elevation window, loft hatch

Bedroom 1

11' 4" max x 16' 1" max (3.45m max x 4.90m max)

Front Juliet balcony, front elevation window, radiator

Bedroom 1

8' 11" x 10' 8" (2.72m x 3.25m)

Front elevation window, 2 cupboards

Bedroom 3

10' 8" x 6' 5" (3.25m x 1.96m)

Rear elevation window, radiator

Bathroom

Bath over electric shower, sink, toilet, radiator, rear elevation window

Front Garden

Laid to lawn, driveway, garage

Rear Garden

Gravel, laid to lawn, enclosed fence, side gate

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.





view this property online mannersandharrison.co.uk/Property/STO116279



welcome to

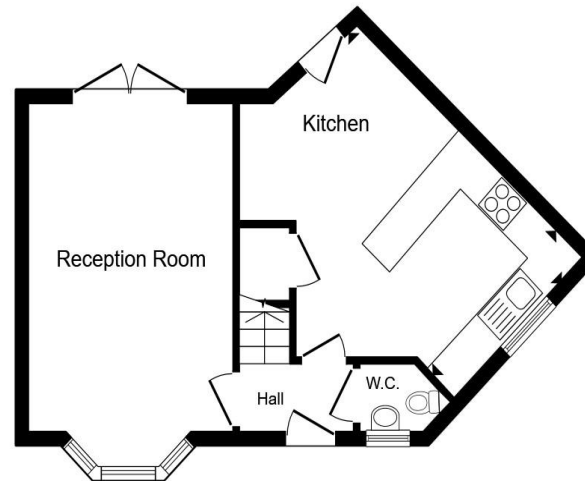
Wensleydale Gardens, Thornaby Stockton-On-Tees

- SEMI DETACHED
- 3 BEDROOMS
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES

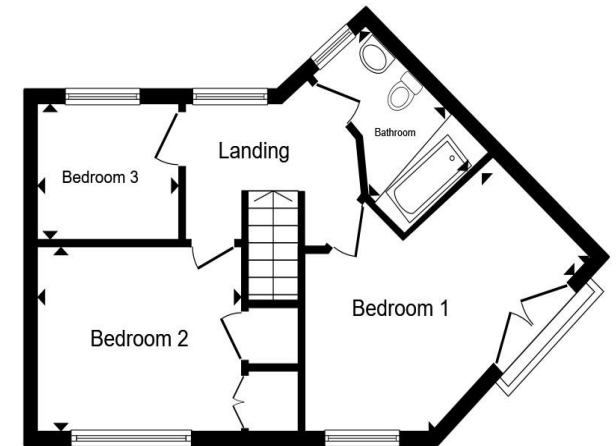
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£170,000



Ground Floor



First Floor

Total floor area 75.7 m² (815 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


manners
& harrison

view this property online mannersandharrison.co.uk/Property/STO116279



Property Ref:
STO116279 - 0003

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