



Gilpin Road, Thornaby Stockton-On-Tees TS17 8PF

welcome to

Gilpin Road, Thornaby Stockton-On-Tees

Well-located two bedroom semi-detached home in Thornaby, close to amenities, schools and transport links. Features lounge, dining room, kitchen, two double bedrooms, family bathroom, driveway parking and enclosed front and rear gardens. 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.

Lounge

13' x 10' 4" (3.96m x 3.15m)

Window to front, window to side, radiator

Dining Room

10' 7" x 7' 9" (3.23m x 2.36m)

Window to front, radiator

Kitchen

10' 8" x 8' 1" (3.25m x 2.46m)

Window to rear, sink, boiler, range of wall and base units, recess for appliances

Bedroom 1

13' x 10' 9" (3.96m x 3.28m)

Window to front, window to side, radiator

Bedroom 2

10' 1" x 10' 7" (3.07m x 3.23m)

Window to front, radiator

Bathroom

Bath with shower unit, wash hand basin, radiator, window to side, window to side, splash back, low level WC

Front Garden

Low maintenance, enclosed by brick wall, driveway with gated access, gravelled, mature plants and borders

Rear Garden

Enclosed, artificial lawn, patio area, outbuilding





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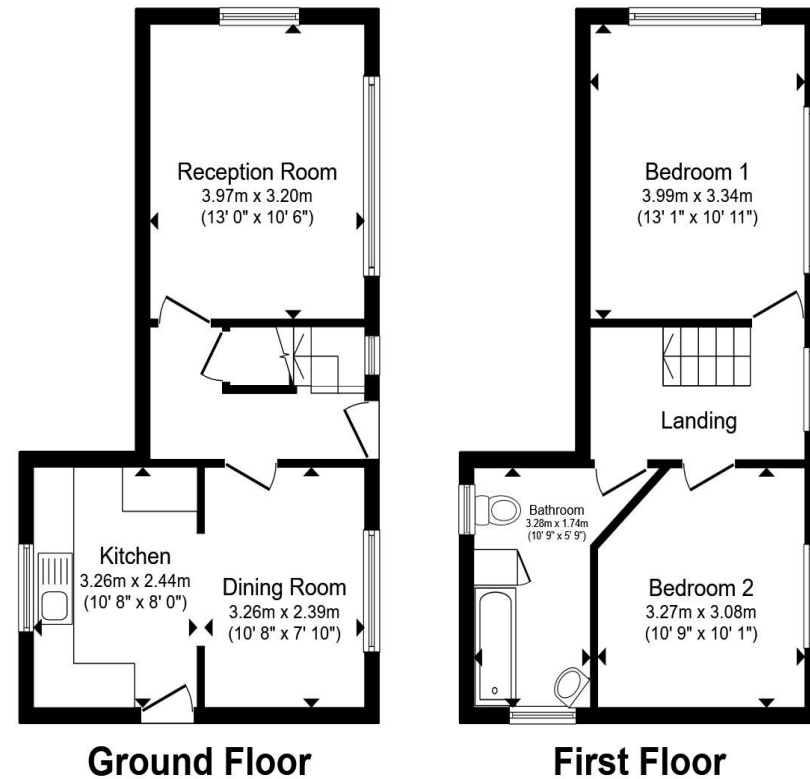
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Gilpin Road, Thornaby Stockton-On-Tees

- AMPLE OFF-STREET PARKING
- FRONT AND REAR GARDENS
- SEMI-DETACHED
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£90,000



Total floor area 70.4 m² (758 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

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Property Ref:
STO115510 - 0005

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.

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk