



Hampton Road, Stockton-On-Tees TS18 4DU

welcome to

Hampton Road, Stockton-On-Tees

Two bedroom mid-terraced property in Stockton-On-Tees, ideally located close to amenities, schools and transport links. Featuring lounge, dining room, kitchen, two double bedrooms, family bathroom and enclosed rear yard. 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

12' 3" max x 11' 9" into bay window (3.73m max x 3.58m into bay window)
Bay window to front, radiator

Dining Room

11' 9" into recess x 10' 9" (3.58m into recess x 3.28m)
Window to rear, radiator

Kitchen

15' 3" to 11'10 x 6' 3" max (4.65m to 11'10 x 1.91m max)
Window to side, sink, range of wall and base units, radiator, UPVC door to side, cupboard under stairs, recess for white goods

Landing

Loft access

Bedroom 1

15' 6" into recess x 9' 11" (4.72m into recess x 3.02m)
Window to front, radiator

Bedroom 2

10' 8" into recess x 9' 9" max (3.25m into recess x 2.97m max)
Window to rear, radiator, storage cupboard

Bathroom

Window to side, low level WC, bath with shower, wash hand basin, radiator, splash back, boiler

Rear Garden

Enclosed yard, access to alleyway





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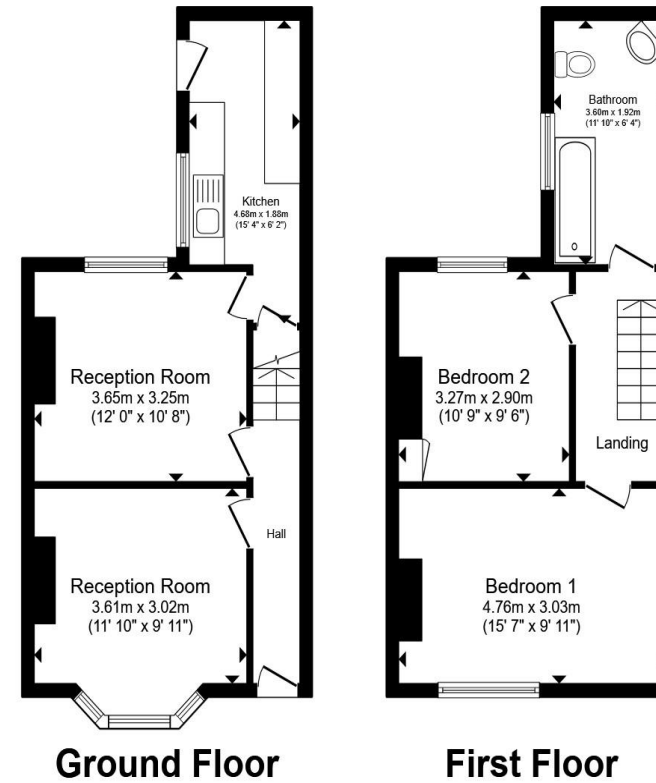
welcome to

Hampton Road, Stockton-On-Tees

- ENCLOSED REAR YARD
- TWO RECEPTION ROOMS
- MID-TERRACED
- IDEAL FOR WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES

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

£69,500



Total floor area 72.8 m² (784 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:
STO116086 - 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.

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk