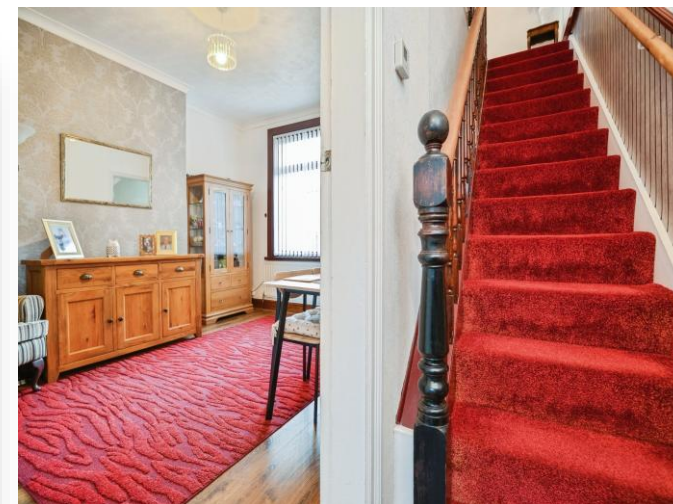




**Stavordale Road, Stockton-On-Tees TS19 0DN**

**welcome to**

## **Stavordale Road, Stockton-On-Tees**

A perfect low maintenance 2 bedroom 1 bathroom terraced house with modern features but scope for buyers to add their own touch. Ideal for first time buyers or investors alike.

### **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**

UPVC door to front

### **Entrance Hall**

Stairs to first floor, radiator

### **Lounge**

10' 5" into bay window x 11' 8" max ( 3.17m into bay window x 3.56m max )  
Bay window to front, radiator

### **Dining Room**

12' 6" x 11' 7" ( 3.81m x 3.53m )  
Window to rear, radiator, door to kitchen

### **Kitchen**

10' 6" x 7' 6" ( 3.20m x 2.29m )  
Cupboard under stairs, range of wall and base units, fridge freezer, electric oven with hob and extractor fan, stainless steel sink, UPVC door to rear

### **Landing**

Loft access, radiator

### **Bedroom 1**

14' 11" max x 10' 5" ( 4.55m max x 3.17m )  
Window to front, radiator, built-in wardrobes

### **Bedroom 2**

12' 6" x 7' 8" ( 3.81m x 2.34m )  
Window to rear, radiator, cupboards either side of chimney

### **Bathroom**

Partially tiled, window to rear, radiator, bath, shower cubicle, low level WC, wash hand basin

### **Rear Garden**

Yard





***view this property online*** [mannersandharrison.co.uk/Property/STO115501](https://mannersandharrison.co.uk/Property/STO115501)



welcome to

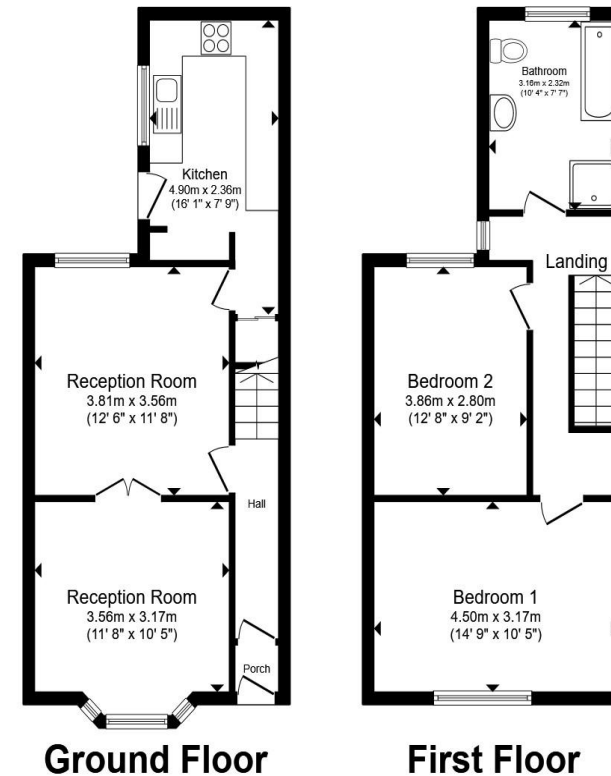
## Stavordale Road, Stockton-On-Tees

- REAR YARD
- MID-TERRACED
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£90,000**



Total floor area 83.1 m<sup>2</sup> (895 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](http://www.propertybox.io)

**manners  
& harrison**

**view this property online** [mannersandharrison.co.uk/Property/STO115501](http://mannersandharrison.co.uk/Property/STO115501)



Property Ref:  
STO115501 - 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](mailto:Stockton@mannersandharrison.co.uk)



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



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**