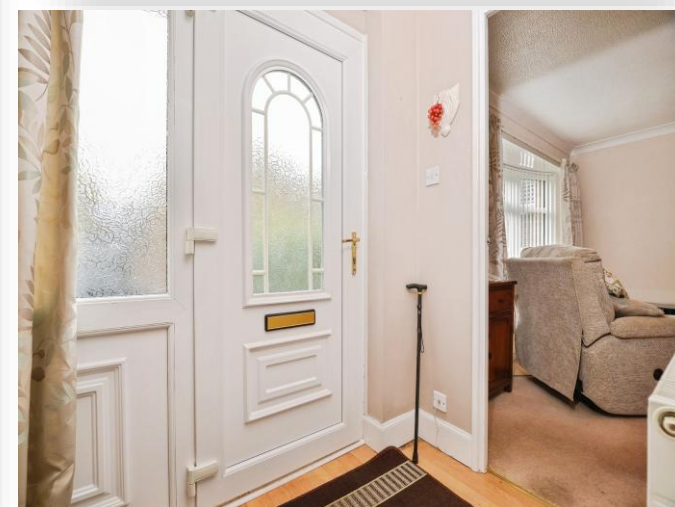




Welbury Close, Stockton-On-Tees TS18 5LJ

welcome to

Welbury Close, Stockton-On-Tees

Charming 2-bedroom detached bungalow with entrance hall, lounge, kitchen, and bathroom. Benefits include off-street parking, front garden, and private rear garden-ideal for comfortable single-level living in a peaceful location.

Entrance Hall

UPVC door to front, radiator

Lounge

12' into bay window x 16' 1" (3.66m into bay window x 4.90m)

Window to front, radiator

Kitchen

11' 2" max x 7' 5" max (3.40m max x 2.26m max)

Window to side, UPVC door to front, sink with drainer, range of wall and base units, extractor fan, boiler, washing machine

Bedroom 1

15' 3" max x 9' 2" max (4.65m max x 2.79m max)

Window to rear, radiator, mirrored wardrobes

Bedroom 2

10' 3" x 8' 8" (3.12m x 2.64m)

UPVC door to rear, radiator, window to rear

Bathroom

Low level WC, wash hand basin, shower, window to side, towel rail, splash back

Rear Garden

Laid to lawn

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.





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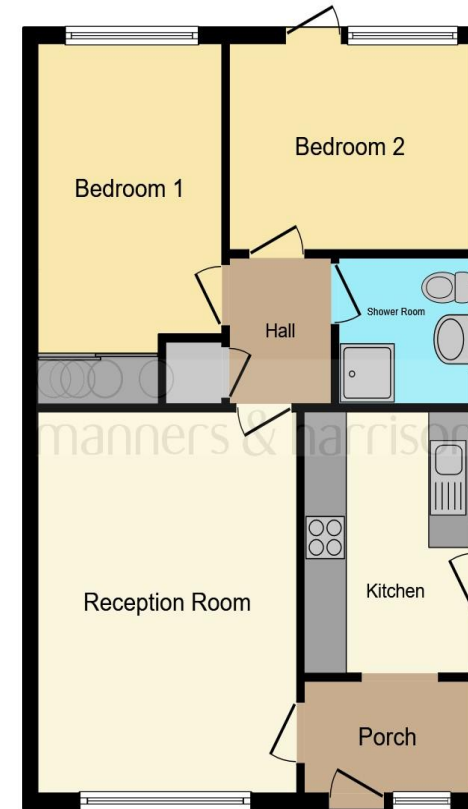
welcome to

Welbury Close, Stockton-On-Tees

- BUNGALOW
- DETACHED
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- TWO BEDROOMS

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

offers over
£180,000



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.focalagent.com

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Property Ref:
STO115407 - 0007

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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