



Rainton Grove, Stockton-On-Tees TS18 5PS

welcome to

Rainton Grove, Stockton-On-Tees

Well-presented three-bedroom semi-detached home in sought-after Hartburn, close to schools, amenities, transport links and the A66. Featuring a spacious lounge/diner, kitchen with underfloor heating, conservatory, driveway, garage and a private rear garden. Early viewing advised.

Entrance Hall

Access to first floor stairs, UPVC to front, radiator

the required identity and anti-money laundering checks.

Lounge

24' 6" max x 12' 5" max (7.47m max x 3.78m max)
Front elevation window, radiator

Kitchen

10' 2" x 9' 1" (3.10m x 2.77m)
Side elevation window, sink/drainers, wall and base units, washer, splashback, dishwasher, extractor fan, spaces for fridge/freezer, spotlights

Conservatory

14' 10" x 9' 11" (4.52m x 3.02m)
UPVC, radiator, brick base

Bedroom 1

12' 7" max x 10' 11" max (3.84m max x 3.33m max)
Front elevation window, radiator, fitted wardrobe

Bedroom 2

12' 7" max x 11' 7" max (3.84m max x 3.53m max)
Rear elevation window, radiator

Bedroom 3

7' 10" x 8' 10" (2.39m x 2.69m)
Front elevation window, radiator, restricted room

Bathroom

Bath with shower, rear elevation window, sink, low level WC, spotlights, towel rail, splash back

Front Garden

Laid to lawn, driveway, access to garage

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out





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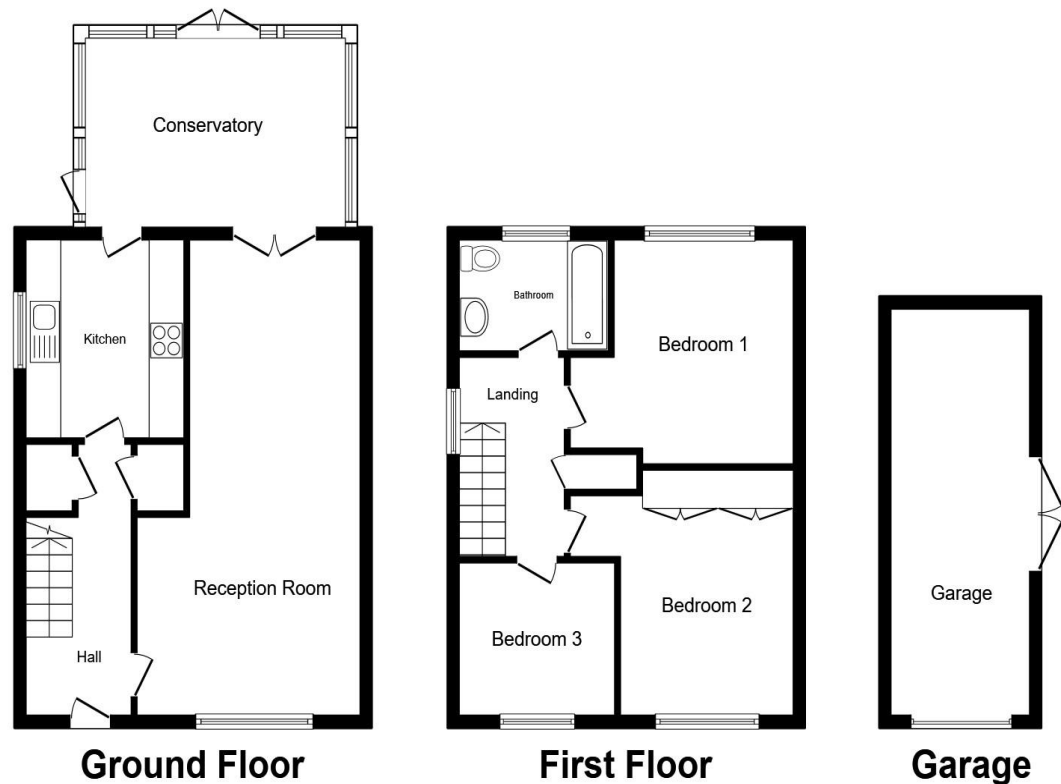
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Rainton Grove, Stockton-On-Tees

- 3 WELL PROPORTIONED BEDROOMS
- MULTIPLE CAR DRIVEWAY
- GARAGE
- IDEAL FAMILY HOME
- LANDSCAPED REAR GARDEN

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

£200,000



Total floor area 116.2 m² (1,251 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



Property Ref:
STO112509 - 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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