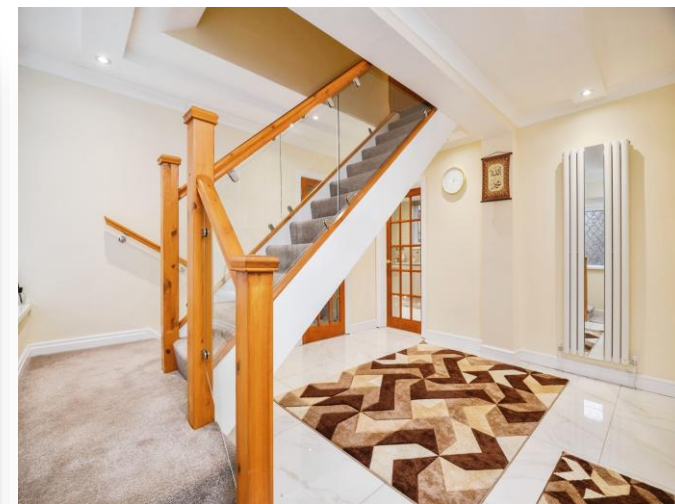




Oxbridge Lane, Stockton-On-Tees TS18 4HW

welcome to

Oxbridge Lane, Stockton-On-Tees

Offering for sale on a lovely quiet cul de sac is this five bedroom detached family home on Oxbridge Lane. This stunning accommodation has benefited from a modern upgrade throughout and offers high levels of privacy. Early viewings are advised.

Entrance Hall

UPVC door to front, window to front

Downstairs Wc

Wash hand basin, towel rail, low level WC

Lounge

17' x 12' 1" (5.18m x 3.68m)

TV point, radiator

Dining Room

22' x 11' (6.71m x 3.35m)

Radiator, feature lighting, window to rear

Kitchen

21' x 9' 1" (6.40m x 2.77m)

Feature lighting, window to rear, sink with drainer, dual oven with extractor fan

Utility Room

14' 1" x 8' 1" (4.29m x 2.46m)

Sink, range of wall and base units, UPVC door to side, radiator

Conservatory

11' x 9' 1" (3.35m x 2.77m)

UPVC, brick base

Bedroom 1

21' x 8' 1" (6.40m x 2.46m)

Window to rear, radiator, access to en suite

En Suite

Low level WC, wash hand basin, spotlights, shower

Bedroom 2

12' 1" x 9' (3.68m x 2.74m)

Window to rear, radiator, access to en suite

En Suite

Towel rail, low level WC, wash hand basin, window to rear, spotlights

Bedroom 3

17' x 10' (5.18m x 3.05m)

Window to front, radiator, wardrobe

Bedroom 4

12' 1" x 9' 1" (3.68m x 2.77m)

Window to front, radiator, spotlights

Bedroom 5

10' x 7' (3.05m x 2.13m)

Window to front, radiator

Bathroom

Bath, low level WC, wash hand basin, window to rear, towel rail, spotlights

Rear Garden

Shed, laid to lawn, brick weave

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

Oxbridge Lane, Stockton-On-Tees

- CUL-DE-SAC
- OFF-STREET PARKING
- INTERNAL GARAGE
- FIVE BEDROOMS WITH TWO EN-SUITES
- FRONT AND REAR GARDENS

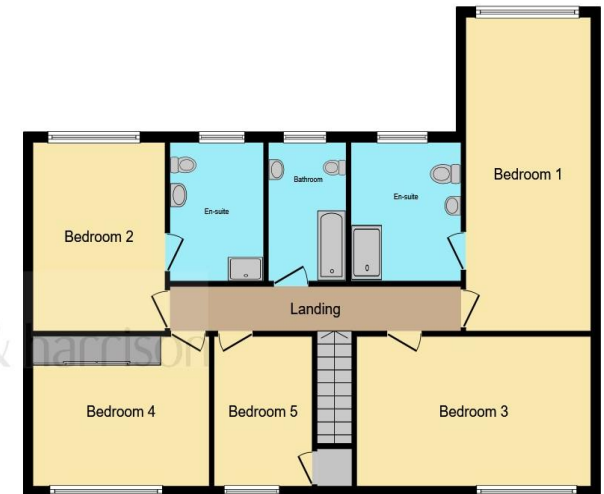
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£440,000



Ground Floor



First Floor

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:
STO115895 - 0003

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