



Oxbridge Avenue, Stockton-On-Tees TS18 4JD

welcome to

Oxbridge Avenue, Stockton-On-Tees

A spacious four-bedroom semi-detached home on the sought-after Oxbridge Avenue, offering fantastic potential. Featuring two reception rooms, open-plan living/dining area, en-suite, garage, driveway and enclosed gardens. Ideally located close to schools, amenities and transport links.

Entrance Porch

Front UPVC entrance porch

Entrance Hall

Radiator, stairs up to first floor

Cloakroom

WC, toilet, sink, side elevation window

Lounge

13' 1" max x 12' 4" max (3.99m max x 3.76m max)

Gas fire, radiator, front bay

Dining Room

12' 5" max x 9' 4" max (3.78m max x 2.84m max)

Radiator, open to kitchen, WC, door to garden, rear elevation window

Reception Room

6' 10" x 17' 10" (2.08m x 5.44m)

Rear elevation window, side door to garden

Kitchen

19' 3" x 9' 3" (5.87m x 2.82m)

Wall and base units, extractor, spaces for appliances, rear elevation window, open to diner and garage, under stairs cupboard

Bedroom 1

6' 8" x 17' 11" (2.03m x 5.46m)

Front elevation window

En Suite

Bath over electric shower, toilet, sink, rear elevation window

Bedroom 2

11' 11" max x 11' 6" max (3.63m max x 3.51m max)

Front elevation window, radiator, storage, cupboard

Bedroom 3

8' 10" max x 11' 9" max (2.69m max x 3.58m max)

2 storage cupboards, radiator, rear elevation window

Bedroom 4

7' 11" x 11' 9" (2.41m x 3.58m)

Front elevation window, radiator, boiler cupboard

Bathroom

Loft hatch, bath, toilet, sink, radiator, rear elevation window

Front Garden

Patio, drive, garage

Rear Garden

Patio, laid to lawn, enclosed timber fence, brick shed

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. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/STO116285



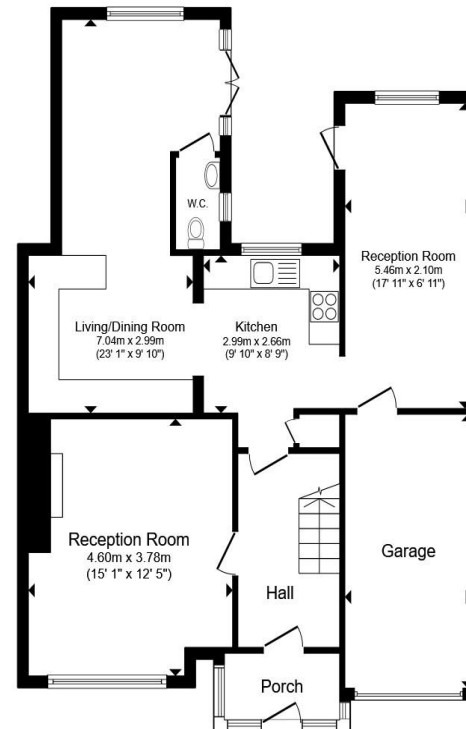
welcome to

Oxbridge Avenue, Stockton-On-Tees

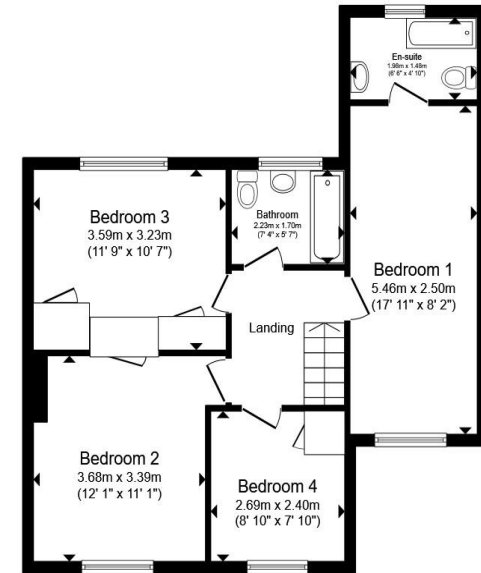
- FOUR BEDROOMS
- SEMI-DETACHED
- 2 RECEPTION ROOMS
- PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£190,000



Ground Floor



First Floor

Total floor area 146.4 m² (1,576 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/STO116285



Property Ref:
STO116285 - 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.

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



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



mannersandharrison.co.uk