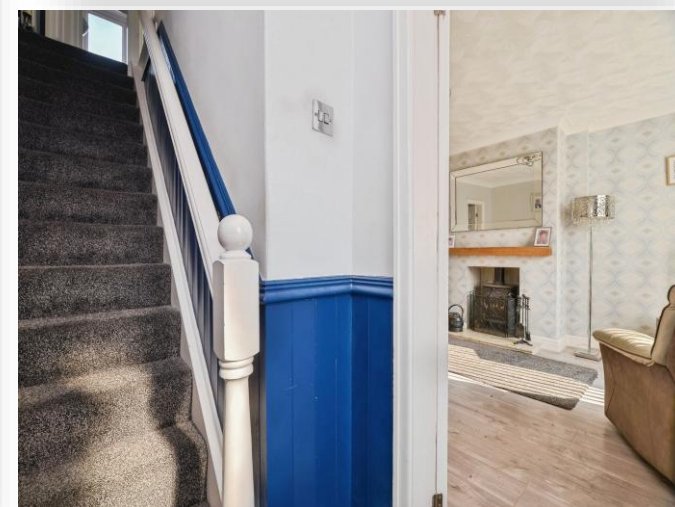




Rugby Road, Stockton-On-Tees TS18 4AZ

welcome to

Rugby Road, Stockton-On-Tees

Three-bedroom mid-terraced home in a popular Stockton-on-Tees location, close to schools, amenities and transport links. Featuring a lounge, utility, kitchen/diner, driveway, front garden and enclosed rear garden. Ideal for first-time buyers, families or investors.

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.

Entrance Hall

Stairs to first floor, radiator

Lounge

13' 5" max x 11' 10" (4.09m max x 3.61m)

Front elevation window, radiator

Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)

Rear elevation window, wall and base units, oven, gas hob, extractor fan, sink/drain, spotlights

Utility Room

10' max x 4' 1" (3.05m max x 1.24m)

Space for appliances

Landing

Radiator, loft access, side elevation window

Bedroom 1

12' 2" max x 9' 6" (3.71m max x 2.90m)

Front elevation window, radiator, mirrored wardrobe

Bedroom 2

8' 11" x 7' 8" (2.72m x 2.34m)

Rear elevation window, radiator

Bedroom 3

8' 7" x 5' 5" (2.62m x 1.65m)

Front elevation window, radiator

Bathroom

Low level WC, bath with shower, sink, cladding, rear elevation window, towel rail

Rear Garden

Lawn, enclosed timber fence





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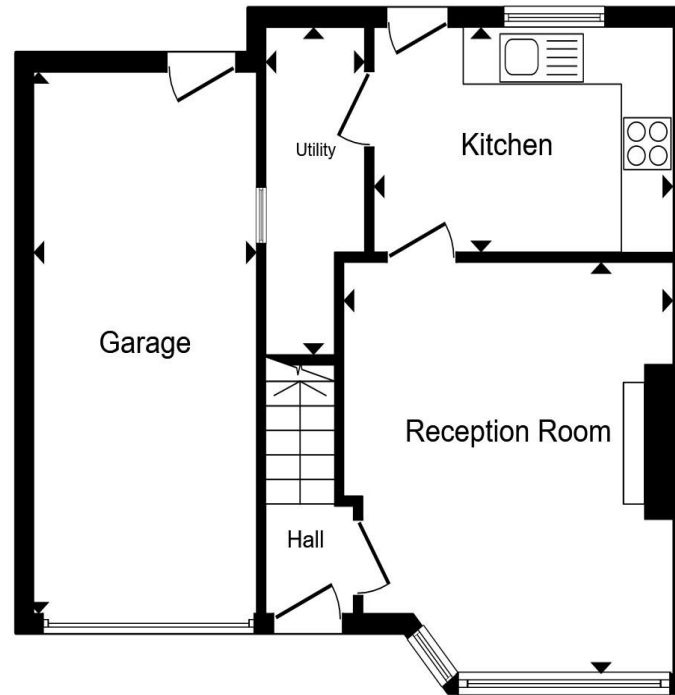
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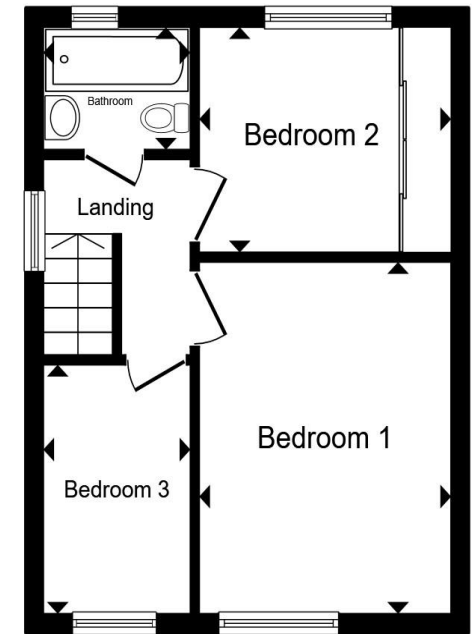
- 3 BEDROOMS
- MID-TERRACED
- FRONT AND REAR GARDEN
- DRIVEWAY
- CLOSE TO AMENITIES

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

£115,000



Ground Floor



First Floor

Total floor area 75.1 m² (809 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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Property Ref:
STO115699 - 0002

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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