



Stokesley Crescent, Billingham TS23 1NQ

welcome to

Stokesley Crescent, Billingham

- INVESTOR OPPORTUNITY
- DRIVEWAY
- SITTING TENANT
- SPACIOUS
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£100,000

Agent's Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hall

Double glazed door to front, stairs to first floor, doors to lounge and dining room.

Lounge

Double glazed window to front and rear, fireplace with wooden mantle, radiator.

Dining Room

Double glazed window to front, radiator, door to kitchen.

Kitchen

Wall and base units, stainless steel sink and drainer with mixer tap, tiled splashback, space for cooker, plumbing for washing machine, radiator, built in understairs storage cupboard, double glazed window to rear, door to rear lobby.

Rear Lobby

Space for fridge freezer, double glazed door to rear.

First Floor Landing

Double glazed window to rear, built in storage cupboard housing combination boiler, radiator.

Bedroom 1

Double glazed window to front, built in storage cupboard in alcove, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Two double glazed windows to rear, radiator.

Bathroom

"P" shaped bath with mixer tap and shower over with glass screen, low level WC, wash hand basin, part tiled walls, spotlights, radiator, double glazed window to rear.

Externally

Front

Laid to pebbles, shared access alleyway to rear garden, driveway.

Rear Garden

Generously sized and not overlooked, laid to lawn and patio, garden shed, built in storage.

Agents Note

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/BIL109718



Property Ref:

BIL109718 - 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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