



Bedford Street, Stockton-On-Tees TS19 0DA

welcome to

Bedford Street, Stockton-On-Tees

Well-presented 2-bed mid-terraced family home in a convenient Stockton-on-Tees location, close to amenities, schools and transport links. Features lounge, dining room, kitchen, WC, 2 double bedrooms and shower room, plus a beautifully landscaped rear yard with seating area. Early viewing recommended

Entrance Hall

Stairs to first floor

Wc

Low level wc, sink

Lounge

13' x 11' 10" (3.96m x 3.61m)

Front elevation window, electric fireplace, TV point, radiator

Dining Room

12' max x 11' max (3.66m max x 3.35m max)

UPVC to rear, radiator

Kitchen

20' max x 6' max (6.10m max x 1.83m max)

Dual oven, wall and base units, sink, UPVC to side, radiator, extractor fan, fridge freezer, washer

Bedroom 1

11' max x 9' max (3.35m max x 2.74m max)

Front elevation window, radiator

Bedroom 2

12' max x 9' max (3.66m max x 2.74m max)

Rear elevation window, radiator

Bathroom

Low level wc, sink, walk in shower, cladding, extractor fan, towel rail

Rear Garden

Yard, outbuilding, gazebo





view this property online mannersandharrison.co.uk/Property/STO116611



welcome to

Bedford Street, Stockton-On-Tees

- TWO BEDROOMS
- MID-TERRACED
- ENCLOSED REAR YARD
- IDEAL FOR A WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£85,000



Total floor area 80.3 m² (864 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/STO116611



Property Ref:
STO116611 - 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.

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