



Snowball Grove, Stockton-On-Tees TS19 8FZ

welcome to

Snowball Grove, Stockton-On-Tees

Situated on a modern and highly sought after development in Stockton-on-Tees, this well presented, three bedroom, semi-detached family home offers an excellent opportunity for a wide range of buyers.

Entrance Hall

Cupboard.

Cloakroom

Toilet, sink, towel radiator, window to front.

Lounge

Bi-fold doors to rear, radiator.

Kitchen

Wall and base units, electric oven, gas hob plus extractor, fridge freezer, sink, recess for appliances, space for table, open to lounge, radiator.

First Floor Landing

Loft hatch, window to side.

Bedroom 1

Radiator, window to rear.

En Suite

Toilet, sink, walk in shower, towel radiator.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Radiator, window to rear.

Bathroom

Bath with shower over, sink, toilet, towel radiator, extractor, window to rear.

Externally

Front

Double drive.

Rear Garden

Patio, laid to lawn, side gate.

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. 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/STO116281



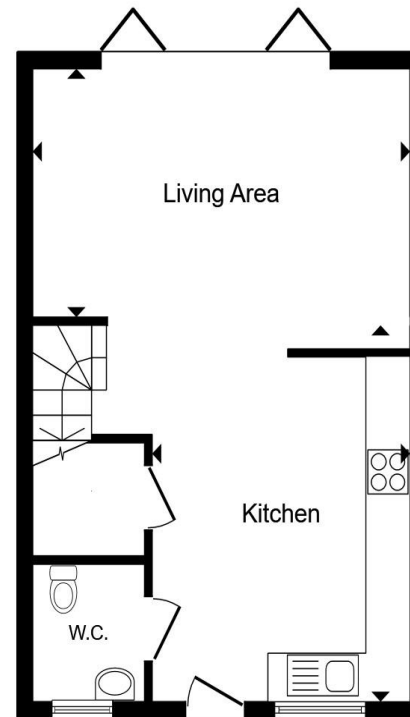
welcome to

Snowball Grove, Stockton-On-Tees

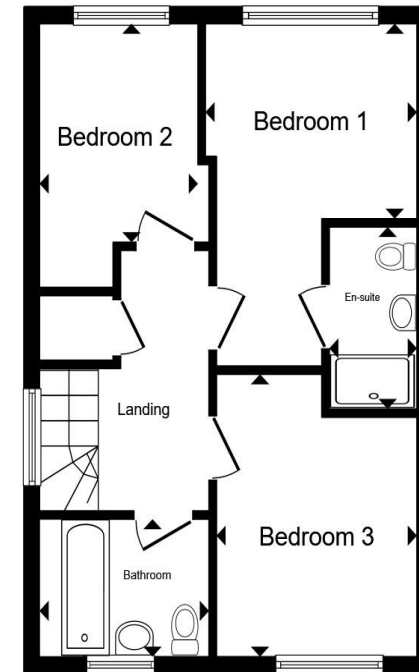
- POPULAR LOCATION
- DRIVEWAY
- WELL PRESENTED
- GOOD POSITION
- MODERN

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

£180,000



Ground Floor



First Floor

Total floor area 80.1 m² (862 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/STO116281



Property Ref:
STO116281 - 0009

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