



Bader Avenue, Thornaby Stockton-On-Tees TS17 0EH

welcome to

Bader Avenue, Thornaby Stockton-On-Tees

Manners & Harrison are pleased to offer this four-bedroom detached home in a popular Thornaby location. Requiring refurbishment, the property boasts an open-plan lounge/diner, fitted kitchen, substantial rear garden, large garage and driveway, offering excellent potential for families and investors.

Entrance Hall

Radiator, cupboard

Downstairs WC

Radiator, toilet, sink, front elevation window

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)

Front elevation window, gas fire, arch to diner

Dining Room

9' 3" x 11' 5" (2.82m x 3.48m)

Rear elevation window, radiator

Kitchen

10' 11" max x 14' 9" max (3.33m max x 4.50m max)

Wall and base units, gas oven, electric hob, extractor fan, recess for appliances, sink, side elevation window, radiator, space for table

Landing

Side elevation window, loft hatch, airing cupboard

Bedroom 1

10' 11" max x 17' 8" (3.33m max x 5.38m)

Front elevation window, radiator, fitted wardrobe

Bedroom 2

10' 11" max x 15' 1" max (3.33m max x 4.60m max)

Rear elevation window, radiator

Bedroom 3

6' 3" x 11' 11" (1.91m x 3.63m)

Rear elevation window, radiator

Bedroom 4

9' 7" x 5' 7" (2.92m x 1.70m)

Front elevation window, radiator

Bathroom

Bath over electric shower, radiator, sink, toilet, side elevation window

Front Garden

Drive, laid to lawn, brick wall

Rear Garden

Laid to lawn, patio, enclosed fence, access to garage, garage access, side gates

Outbuildings

13' 1" x 16' 11" (3.99m x 5.16m)

Garage, 2 up over doors





view this property online mannersandharrison.co.uk/Property/STO116291



welcome to

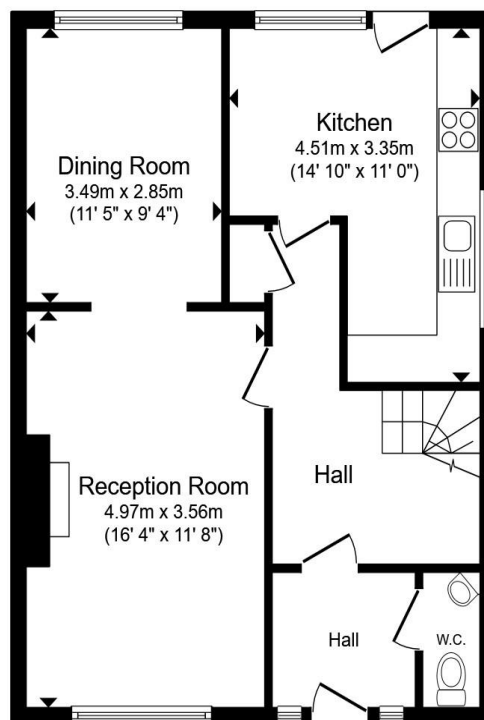
Bader Avenue, Thornaby Stockton-On-Tees

- FRONT AND REAR GARDENS
- GARAGE
- OFF-STREET PARKING
- LANDSCAPING AND EXTENSION POTENTIAL
- FOUR BEDROOMS

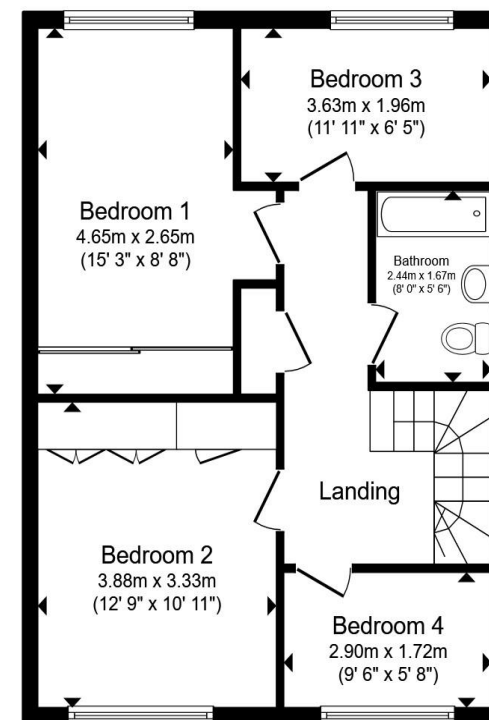
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£260,000



Ground Floor



First Floor

Total floor area 109.2 m² (1,176 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



view this property online mannersandharrison.co.uk/Property/STO116291



Property Ref:
STO116291 - 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