



Pennyroyal Road, Stockton-On-Tees TS18 3TY

welcome to

Pennyroyal Road, Stockton-On-Tees

A well presented upper floor flat sold with no onward chain, overlooking stunning views, early viewings are advised.

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.

Lounge/ Kitchen

18' 3" x 9' 7" (5.56m x 2.92m)

Window to side elevation and balcony. Kitchen area is fitted with a range of wall and base units, sink, oven, electric hob, extractor fan, space for washing machine, fridge freezer, plumbing for tumble dryer and dishwasher.

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

Window to rear elevation, radiator, loft access and cupboard housing water tank.

Bathroom

Suite comprising walk-in shower cubicle, sink, towel rail and splash back tiles.





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Pennyroyal Road, Stockton-On-Tees

- FANTASTIC VIEWS
- OPEN PLAN LOUNGE
- KITCHEN/DINER
- BALCONY
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£60,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
STO116416 - 0003

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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