



Barlborough Avenue, Stockton-On-Tees TS19 0QL

welcome to

Barlborough Avenue, Stockton-On-Tees

Three-bedroom detached bungalow on a generous corner plot in popular White House Farm, Stockton-on-Tees. Spacious lounge, kitchen, utility, WC, 3 double bedrooms & shower room. Gardens, driveway, garage and excellent access to amenities and transport links. Early viewing advised.

Entrance Hall

Side UPVC door, radiator, storage cupboard

Cloakroom

Wc, sink, toilet, radiator, side elevation window

Lounge

23' 11" max x 17' 8" max (7.29m max x 5.38m max)
Electric fire, front elevation window, rear french doors, radiator, space for table, open lounge/diner

Kitchen

18' 8" x 9' 1" (5.69m x 2.77m)
Side elevation window, radiator, electric oven, electric hob, extractor fan, fridge, freezer, sink, rear door to utility, space for table

Utility Room

5' 6" x 5' 9" (1.68m x 1.75m)
Rear elevation window, UPVC door, radiator, wall and base units, sink, recess for appliances

Bedroom 1

11' 8" x 10' 11" max (3.56m x 3.33m max)
Front elevation window, radiator, fitted wardrobe

Bedroom 2

10' 9" x 12' 2" (3.28m x 3.71m)
Side elevation window, radiator

Bedroom 3

21' 1" max x 8' 7" max (6.43m max x 2.62m max)
Radiator, electric fire, rear french doors, side elevation window, front elevation window, used as an extra reception room

Bathroom

Toilet, sink, towel radiator, walk in shower, electric shower, rear elevation window

Front Garden

Laid to lawn, path, side driveway and garage

Rear Garden

Patio, enclosed fence, brick wall, side gate, laid to lawn, shed, side gate

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. 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/STO116511



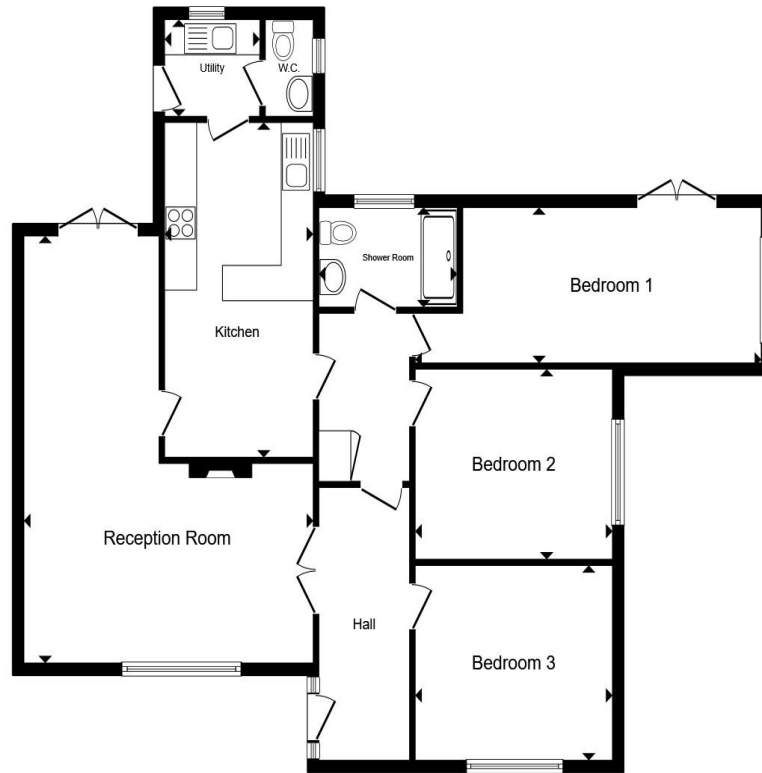
welcome to

Barlborough Avenue, Stockton-On-Tees

- BUNGALOW
- OFF-STREET PARKING
- GARAGE
- FRONT AND REAR GARDENS
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£350,000



Total floor area 109.4 m² (1,177 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/STO116511



Property Ref:
STO116511 - 0004

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