





David Road,Stockton-On-Tees TS20 2EY

manners & harrison

welcome to

David Road, Stockton-On-Tees

A rare opportunity to acquire this two bedroom semi-detached bungalow in the ever-popular Norton area. Offered with no onward chain, the property features spacious bedrooms, a conservatory, driveway, garage, and an enclosed garden. In need of some modernisation, it's ideal for a range of buyers!

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.

Entrance Hall
UPVC door to front, radiator, loft hatch

Lounge
12' x 15' 11" (3.66m x 4.85m)
Gas fireplace, window to front, radiator

Kitchen
10' 6" x 10' 2" (3.20m x 3.10m)
Range of wall and base units, integrated fridge freezer, recess for oven, extractor fan, stainless steel sink, recess for appliances, radiator, window to rear, breakfast bar, boiler, door to conservatory.

Conservatory
8' 2" x 10' 2" (2.49m x 3.10m)
UPVC window surround, door to side

Bedroom 1
10' 2" x 13' 5" (3.10m x 4.09m)
Fitted wardrobes, fitted bed units, window to rear, radiator

Bedroom 2
8' 6" max x 11' 9" max (2.59m max x 3.58m max)
Window to front, radiator

Bathroom
Shower cubicle, wash hand basin with vanity unit, low level WC, radiator, window to side

Loft Space
Access via ladder and hatch

Front Garden
Laid to lawn, driveway, lean to roof over driveway, garage, side gate

Rear Garden
Laid to lawn, small patio, shed, door to garage, side gate, enclosed by brick wall









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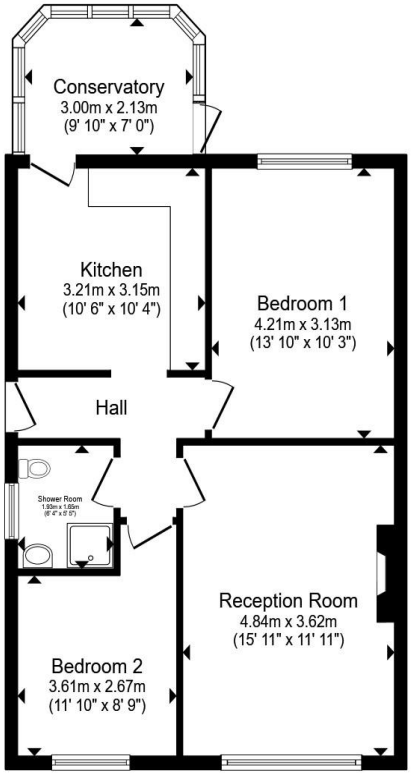
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David Road, Stockton-On-Tees

- BUNGALOW
- OFF STREET PARKING
- GARAGE
- FRONT AND REAR GARDENS
- CONSERVATORY

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

£125,000



Total floor area 65.5 m² (705 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

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The Property Ombudsman

Property Ref:
STO116225 - 0005

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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01642 606161

Stockton@mannersandharrison.co.uk

23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP

mannersandharrison.co.uk

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