



Dent Road, Stockton-On-Tees TS21 1FX

welcome to

Dent Road, Stockton-On-Tees

****NO ONWARD CHAIN**** Modern three-bedroom end-terraced home in Stockton-on-Tees, close to amenities, schools and the A66 offered for sale with NO ONWARD CHAIN. Features a lounge, kitchen/diner, WC, family bathroom, en-suite to master, double driveway and enclosed rear garden. Viewing advised.

Entrance Hall

Access to downstairs WC, radiator

Downstairs Wc

Low level WC, window to front, wash hand basin, splash back

Lounge

16' 1" max x 16' max (4.90m max x 4.88m max)
Stairs to first floor, window to front, radiator

Kitchen/Diner

16' Max x 8' 3" Max (4.88m Max x 2.51m Max)
UPVC door to rear, range of wall and base units, washing machine, oven with gas hob and extractor fan, unit housing boiler, fridge freezer, window to rear, radiator, cupboard under stairs

Landing

Loft access, storage cupboard

Bedroom 1

12' 6" max x 12' 8" max (3.81m max x 3.86m max)
Window to front, radiator, built-in cupboard

En Suite

Shower cubicle, wash hand basin, low level WC, window to front, radiator, extractor fan

Bedroom 2

9' 7" x 8' 2" (2.92m x 2.49m)
Window to rear, radiator

Bedroom 3

8' 2" x 6' 1" (2.49m x 1.85m)
Window to rear, radiator

Bathroom

Window to side, splash back, low level WC, bath,

radiator, extractor fan

Rear Garden

Enclosed timber fence, laid to lawn

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.





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welcome to

Dent Road, Stockton-On-Tees

- NO ONWARD CHAIN
- MASTER BEDROOM WITH EN SUITE
- OFF-STREET PARKING VIA DOUBLE DRIVEWAY
- OPEN PLAN KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES

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

offers in excess of

£165,000



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Property Ref:
STO115752 - 0010

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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