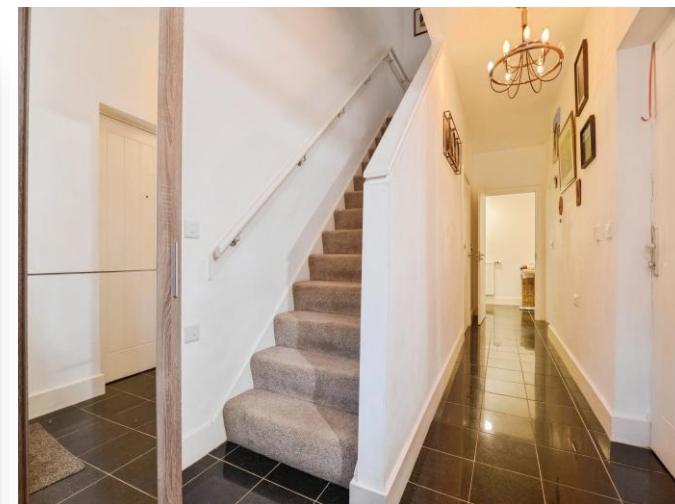




Ilderton Road, Stockton-On-Tees TS18 2SR

welcome to

Ilderton Road, Stockton-On-Tees

Three-bedroom end-terraced home with landscaped garden and detached home office. Features open-plan living, en-suite to master, accessible design, off-street parking and garage with EV charger. Ideally located for riverside walks, Tees Barrage and Stockton Town Centre.

Entrance Hall

Radiator, composite door to front, door to garage

Utility Room

Plumbing for washing machine, plumbing for dryer

Downstairs Wc

Low level WC, wash hand basin, radiator

Lounge

Window to rear, radiator, dining table, french doors to rear

Kitchen

27' 8" max x 17' 9" max (8.43m max x 5.41m max)
Open plan kitchen/lounge, range of wall and base units, electric oven with gas hob and extractor fan, microwave, dishwasher, fridge freezer, sink, radiator

Landing

Airing cupboard, loft hatch

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m)
Fitted wardrobes, radiator, doors to balcony

En Suite

Shower, wash hand basin, low level WC

Bedroom 2

13' 3" x 11' 3" max (4.04m x 3.43m max)
Window to front, radiator, fitted wardrobes

Bedroom 3

11' max x 10' 5" max (3.35m max x 3.17m max)
Window to rear, radiator

Bathroom

Bath with shower unit, wash hand basin, low level

WC, radiator, window to rear

Rear Garden

Landscaped, two patio areas, laid to lawn, raised vegetable bed, enclosed by timber fence

Rear Outbuilding

Used as home office, secure multi-point locking door, insulation, double glazed, spotlights, double power socket, access to home wifi

Agents Note

Property has planning permission for a first floor extension





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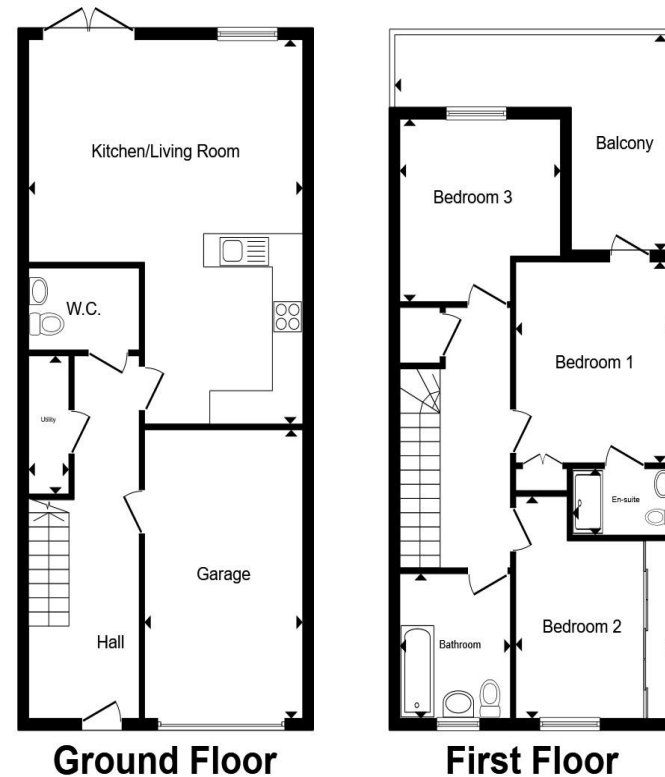
welcome to

Ilderton Road, Stockton-On-Tees

- MASTER BEDROOM WITH EN SUITE
- OFF-STREET PARKING
- GARAGE
- REAR GARDEN
- FIRST FLOOR BALCONY

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

offers over
£200,000



Total floor area 119.0 m² (1,280 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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Property Ref:
STO115946 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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