



Birkdale Road, Stockton-On-Tees TS18 5NA

welcome to

Birkdale Road, Stockton-On-Tees

Located in one of Hartburn's most desirable residential areas, this beautifully maintained three-bedroom semi-detached home offers an ideal setting for family life.

Front Garden

Brickweave driveway, laid to lawn

Entrance Hall

Stairs to first floor, cupboard under stairs, radiator

Lounge

12' 4" x 14' 1" (3.76m x 4.29m)

Window to front, radiator, archway to dining room

Dining Room

10' 4" x 10' 10" (3.15m x 3.30m)

Double doors to rear

Kitchen

14' 1" x 8' 8" (4.29m x 2.64m)

Recess for oven, sink with drainer, window to side, plumbing for washing machine

Garage (Converted)

17' 5" x 6' 11" (5.31m x 2.11m)

Window to side

Landing

Bathroom

Bath with shower unit, window to side, wash hand basin

Wc

Low level WC, window to side

Bedroom 1

14' 1" x 11' 6" (4.29m x 3.51m)

Window to front, radiator, TV point

Bedroom 2

10' 10" x 10' 7" (3.30m x 3.23m)

Bedroom 3

7' 7" x 9' 3" (2.31m x 2.82m)

Rear Garden

Decking





view this property online mannersandharrison.co.uk/Property/STO114766



welcome to

Birkdale Road, Stockton-On-Tees

- OFF-STREET PARKING VIA DRIVEWAY
- CONVERTED GARAGE
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- SEMI-DETACHED

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£175,000

view this property online mannersandharrison.co.uk/Property/STO114766



Property Ref:
STO114766 - 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.

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