



Located in the lovely Stillington Village this property offers excellent family living throughout. The property is a four bedroom semi detached house with enclosed front and rear low maintenance rear gardens. The interior is beautifully presented and is ready to move straight into. Comprising of an entrance hallway, lounge with a fantastic multi fuel fire, fitted kitchen and cloakroom on the ground floor. The upstairs has four good sized bedrooms, a family bathroom and a spacious landing. This property has been truly loved and well maintained via the current vendors over the years.

Manor Walk, Stockton-On-Tees, TS21 1LT

4 Bed - House - Semi-Detached

£180,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Manor Walk, Stockton-On-Tees, TS21 1LT



ENTRANCE HALLWAY

6' x 2'10 (1.83m x 0.86m)

Via front door with flooring and radiator.

CLOAKROOM/WC

4' x 2'1 (1.22m x 0.64m)

Double glazed window to rear aspect, WC, wash hand basin and unique tiled flooring.

LOUNGE

14' x 14'7 (4.27m x 4.45m)

Double glazed bay window to front aspect, multi fuel fire, coved ceiling and tiled flooring.

LOBBY

6' x 5'10 (1.83m x 1.78m)

Door to rear aspect, tiled flooring and three storage cupboards.

KITCHEN

9' x 17'7 (2.74m x 5.36m)

Double glazed window to front aspect, double glazed window to rear aspect, tiled flooring, part tiling and spot lights.

LANDING

14'x 2'10 (4.27mx 0.86m)

Two storage cupboards, loft access and carpet.

BEDROOM 1

10' x 11'3 (3.05m x 3.43m)

Double glazed window to front aspect, carpet, coved ceiling and radiator.

BEDROOM 2

11' x 9'4 (3.35m x 2.84m)

Double glazed window to front aspect, carpet and radiator.

BEDROOM 3

8' x 7'4 (2.44m x 2.24m)

Double glazed window to rear aspect, radiator and carpet flooring.

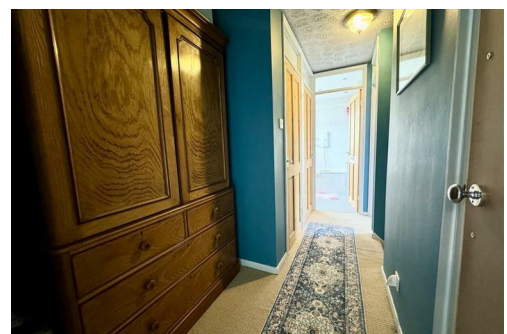
BEDROOM 4

11'4 x 5'9 (3.45m x 1.75m)

Front double glazed window

BATHROOM/WC

Bath, shower, wash hand basin, WC, spot lights, extractor fan and double glazed window to rear aspect.



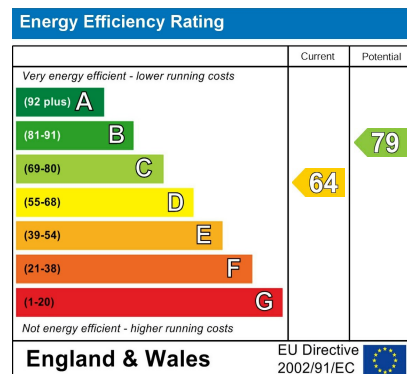
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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