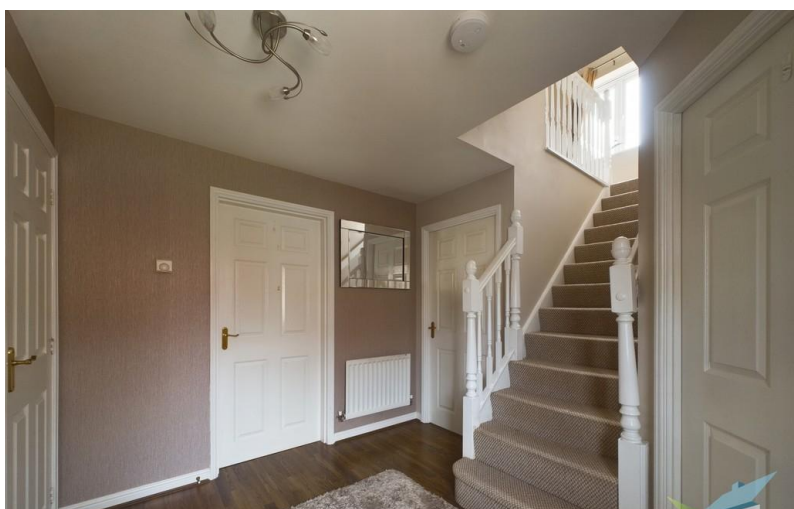


FOR SALE



Harvington Chase, Middlesbrough

4 Bedrooms, 2 Bathroom, Detached House

Offers In Region Of £254,500



**Harvington Chase,
Middlesbrough**
4 Bedrooms, 2 Bathroom
Offers In Region Of **£254,500**

- Longworth Design Built by Taylor Wimpey
- Two Reception Rooms
- Spacious Kitchen with attached Utility Room
- Ensuite to Primary Bedroom

FULL DESCRIPTION Martin & Co Guisborough are pleased to bring to the market this spacious FOUR bedroom DETACHED property in the popular Coulby Newham Area of Middlesbrough. This Longworth Design home built by Taylor Wimpey is situated on a good size corner plot in a quiet cul-de-sac. Briefly comprises of hallway, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms and bathroom, ensuite to primary bedroom, attached garage, driveway, front garden and south facing rear garden.

Ideally located within easy access to local shops, amenities as well as Bannatynes Health Club, all within approximately a 6 minute from the property.

Nearby primary schools, Sunnyside Academy, St Augustine's Catholic School and St Gerard's RC Primary School, as well as the King's Academy Secondary School, are all located within half a mile from the property.

Viewing is highly recommended, call 01287 631254.



INTERNALLY

GROUND FLOOR

ENTRANCE HALL 9' 4" x 8' 9" (2.84m x 2.67m) uPVC entrance door, central heating radiator, laminate flooring, storage cupboard and stairs leading to the first floor.

LIVING ROOM 13' 7" x 11' 7" (4.14m x 3.53m) To front aspect. Carpet flooring, central heating radiator, two uPVC windows and carpet flooring.

CLOAKROOM 6' 3" x 3' 11" (1.91m x 1.19m) Part tiled. White low level WC with push button flush, pedestal hand wash basin, central heating radiator, laminate



flooring and uPVC window.

KITCHEN 11' 9" x 8' 11" (3.58m x 2.72m) To rear aspect. Range of wall, base and drawer units with light fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric double oven, extractor hood, integrated fridge / freezer, integrated dishwasher, concealed wall mounted Potterton gas central heating boiler, laminate flooring, inset lighting, central heating radiator, uPVC window and uPVC door.

UTILITY ROOM 6' 0" x 4' 3" (1.83m x 1.3m) To rear aspect. Base units with light effect fascias, tiled splash backs, laminate work surfaces, plumbing for washing machine, courtesy door to the side of the property, central heating radiator and uPVC window.

DINING ROOM 10' 6" x 9' 0" (3.2m x 2.74m) To rear aspect. Laminate flooring, central heating radiator and uPVC bay window and French doors leading to rear garden.

FIRST FLOOR

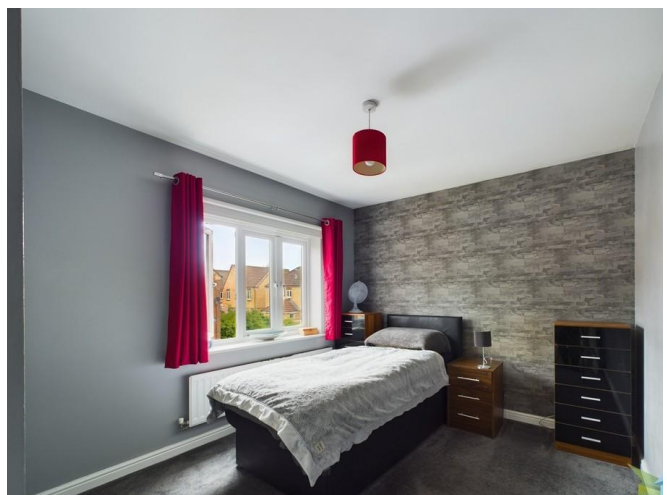
LANDING With uPVC window, central heating radiator, carpet flooring, airing cupboard and loft access hatch to part boarded loft space via retractable ladder.

BEDROOM 11' 11" x 11' 7" (3.63m x 3.53m) To front aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

ENSUITE 6' 8" x 5' 6" (2.03m x 1.68m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, shower cubicle, textured ceiling, extractor, vinyl flooring, heated towel rail and uPVC window.

BEDROOM 10' 7" x 9' 6" (3.23m x 2.9m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM 12' 2" x 9' 4" (3.71m x 2.84m) To front



aspect. Ceiling cornice, central heating radiator, carpet flooring and uPVC window.

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, shower curtain, extractor, vinyl flooring, heated towel rail, shaver socket and uPVC window.

BEDROOM 9' 11" x 9' 4" (3.02m x 2.84m) To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with pathway and pebbled areas. The south facing, fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Convenient access via gates to both the side and rear of the garden. Cold water external tap.

DRIVEWAY Providing off road parking for up to 3 cars.

GARAGE 19' 2" x 8' 5" (5.84m x 2.57m) With up and over door, rear courtesy door, power and light.

PLEASE NOTE This property is owned by a member of staff.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area¹
1362.67 ft²
126.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.