



## 8 Horse Chestnut Close

Orchid Gardens, Middlesbrough, TS8 9GH

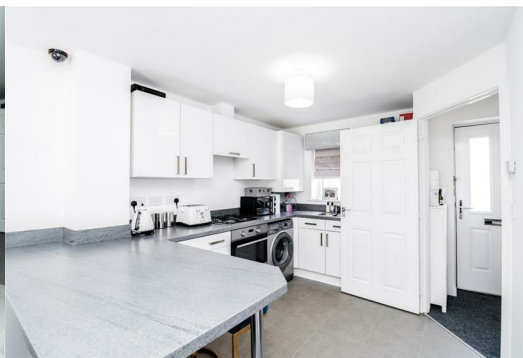
**Offers in the region of £156,800**



WATCH THE VIDEO! Benefiting No Onward Chain - Welcome To This Charming Townhouse Located In The Sought-After 'Orchid Gardens' Development On Horse Chestnut Close In Middlesbrough. This New Build Property Boasts A Modern Design With A Delightful Rear Garden, Complete With A Decked Seating Area - Perfect For Enjoying Those Sunny Afternoons.

As You Step Inside, You Are Greeted By A Spacious Open Plan Layout That Seamlessly Connects The Kitchen, Breakfast Bar, And Lounge Area. With Three Cosy Bedrooms And Family Bathroom, This Townhouse Offers Ample Space For A Young Family Or Those Who Enjoy Having A Guest Room Or Home Office. The Property Is Under The Builder's Warranty, Providing You With Peace Of Mind Regarding Any Potential Maintenance Issues.

Situated In A Popular Location, You'll Find Yourself Within Walking Distance To A Variety Of Amenities, Including Shops, And Parks Along With Excellent Road Links For Commuters. Whether You're Looking For A Place To Call Home Or An Investment Opportunity, This Townhouse Offers Both Comfort And Convenience In One Of Middlesbrough's Most Desirable Neighbourhoods.



**Location:**

Horse Chestnut Close Is Located In A New Development 'Orchid Gardens'. The Property Can Be Accessed via Ladgate Lane.

- Holmwood School - 3 Minute Drive, 16 Minute Walk
- Marton Manor Primary School - 4 Minute Drive, 20 Minute Walk
- Easterside Academy - 4 Minute Drive, 22 Minute Walk
- Trinity Catholic Academy - 4 Minute Drive, 25 Minute Walk
- James Cook University Hospital - A174 - 3 Minute Drive
- A174 - 3 Minute Drive
- A19 - 7 Minute Drive

Distance Times As Suggested By Google Maps

**Entrance Hallway**

Composite Entrance Door, Leads To Kitchen & Staircase To First Floor.

**Lounge**

uPVC Double Glazed French Doors To Rear, Radiator

**Kitchen**

Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Breakfast Bar, Space For Appliances, uPVC Double Glazed Window, Radiator

**Ground Floor W/C**

Fitted With A White Hand Wash Basin, W/C, Radiator.

**First Floor Landing**

Access To Bedrooms, Bathroom & Second Floor Landing

**Bedroom Two**

uPVC Double Glazed Window, Radiator

**Bedroom Three**

uPVC Double Glazed Window, Radiator

**Family Bathroom**

Fitted With A Three Piece White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Radiator.

**Second Floor Landing**

Storage Cupboard & Access To Bedroom

**Bedroom One**

uPVC Double Glazed Windows x2, Radiator

**Note**

CCTV Included.

Management Company Service Charge Is Approx. £166 Annually.

**Energy Efficiency Rating: B**

The Full Energy Efficiency Certificate Is Available On Request.

**Property Information**

Tenure: Freehold

Local Authority: Middlesbrough Borough Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: B

Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of

Flooding Issues In The Last 5 Years: None

Accessibility: Three Storey Dwelling. No Accessibility Modifications

Cladding: None

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

**Disclaimer**

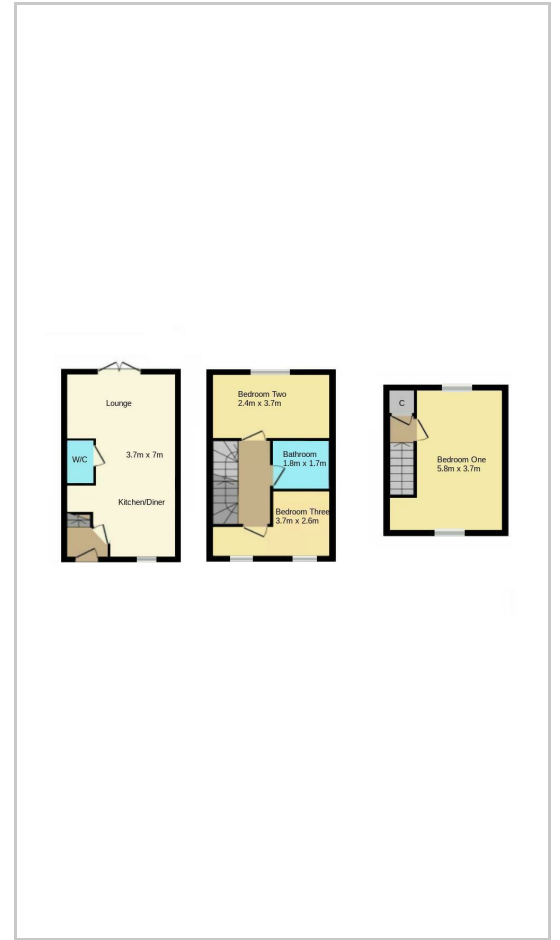
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

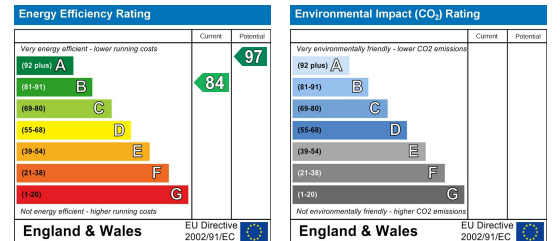
## Area Map



## Floor Plans



## Energy Efficiency Graph



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