



Ellerby Road, Middlesbrough TS6 8AT

welcome to

Ellerby Road, Middlesbrough

A pleasantly situated three bedroom terraced home located within Whale Hill. Externally this property has a well maintained small front garden with a rear garden offering access from the rear of the property.

Entrance Hall

Entered via UPVC double glazed door, stairs to first floor and radiator.

Lounge

15' 5" x 14' 5" (Maximum) (4.70m x 4.39m (Maximum))
UPVC double glazed window to front, open fire with decorative surround, TV point, telephone point, coved cornicing and radiator.

Kitchen

17' 7" x 8' 10" (5.36m x 2.69m)
Wall and base units with complimentary work surfaces, integral electric oven, four ring gas hob, stainless steel splashback with extractor over, plumbing for washing machine, space for free standing fridge/freezer, sink/drainer with mixer tap, understair storage, radiator, UPVC double glazed window to rear and UPVC double glazed French doors to rear garden.

Out Building

Brick build, currently being used as a utility with plumbing for washing machine

Landing

Stairs from hall, storage cupboard and loft access.

Bedroom 1

12' 4" x 13' 4" (Including door recess) (3.76m x 4.06m (Including door recess))
UPVC double glazed window to front and radiator.

Bedroom 2

13' 5" (Including door recess) x 13' 4" (4.09m (Including door recess) x 4.06m)
UPVC double glazed window to rear and radiator.

Bedroom 3

8' 5" (Maximum) x 8' 6" (Maximum) (2.57m (Maximum) x 2.59m (Maximum))
UPVC double glazed window to front, storage cupboard over bulk head and radiator.

Bathroom

Wash hand basin with mixer tap, radiator, bath with mixer tap and shower over, UPVC double glazed window to rear.

W / C

WC, UPVC double glazed window to rear, part tiled and radiator.

Externally Front Garden

Small front garden with artificial lawn.

Rear Garden

Lawned area, patio seating area and access to the rear.





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welcome to

Ellerby Road, Middlesbrough

- PLEASANTLY SITUATED
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- COSY LOUNGE
- GREAT FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: D

£95,000



Ground Floor



First Floor

This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
MAR109393 - 0006

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