



Fabian Road, Middlesbrough TS6 9RJ

welcome to

Fabian Road, Middlesbrough

PUBLIC NOTICE Manners And Harrison are now in receipt of an offer for the sum of £82,000 for 160 Fabian Road, Middlesbrough, TS6 9RJ. Anyone wishing to place an offer on this property should contact Manners And Harrison, 30 Stokesley Road, Middlesbrough, Cleveland, TS7 8DX, 01642 311133, before



Kitchen

18' 10" x 7' 7" (5.74m x 2.31m)

Entered via UPVC double glazed door, wall and base units with complimentary working surfaces, stairs to first floor, UPVC double glazed window to side, radiator, integral electric oven, four ring gas hob, extractor fan, 1 1/2 sink/drainers with mixer tap, boiler, recess for undercounter fridge/freezer, recess for washing machine.

Breakfast Room

12' 1" x 6' 4" (3.68m x 1.93m)

UPVC double glazed window to side, UPVC double glazed door to rear garden, radiator and breakfast bench.

Study

11' 10" x 7' 5" (3.61m x 2.26m)

UPVC double glazed window to front.

Lounge

17' 11" x 11' 9" (Into alcove) (5.46m x 3.58m (Into alcove))

UPVC double glazed window to front, TV point, telephone point and radiator.

Landing

Stairs from kitchen, loft access.

Bathroom

WC, wash hand basin with mixer tap, bath with shower over, UPVC double glazed window to rear and chrome heated towel rail.

Bedroom 1

15' 2" x 8' 8" (4.62m x 2.64m)

UPVC double glazed window to front, storage cupboard and radiator.

Bedroom 2

11' 1" x 9' 4" (3.38m x 2.84m)

UPVC double glazed window to rear and radiator.

Externally

Rear Garden

Decked seating area and lawned area.

Front Garden

Patio area with flowerbed edging.



view this property online mannersandharrison.co.uk/Property/MAR109877



welcome to

Fabian Road, Middlesbrough

- GREAT LOCATION
- NO FORWARD CHAIN
- FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

£80,000



Please note the marker reflects the postcode not the actual property

view this property online mannersandharrison.co.uk/Property/MAR109877



Property Ref:
MAR109877 - 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 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk