



Crescent Road, Middlesbrough, TS1 4QT

welcome to

Crescent Road, Middlesbrough

A charming three-bedroom terrace home situated on Crescent Road. The ground floor features an open-plan lounge/diner that seamlessly connects to the fitted kitchen. Upstairs, you will find three generously sized bedrooms, along with a contemporary bathroom suite.

Entrance Hall

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

Diner Room

11' 10" (Into bay window) x 9' 9" (Into recess) (3.61m (Into bay window) x 2.97m (Into recess))
UPVC double glazed bay window to front, TV point and telephone point.

Lounge

14' 10" x 13' 2" (4.52m x 4.01m)
UPVC double glazed window to rear, understair storage and radiator.

Kitchen

10' 11" x 9' (3.33m x 2.74m)
A range of wall and base units with complimentary working surfaces, integral electric oven, four ring gas hob, sink/drainer with mixer tap, plumbing for washing machine, UPVC double glazed windows to side and rear, UPVC double glazed door to rear and radiator.

Landing

Stairs from hall and loft access.

Bedroom 1

12' 1" (Into bay window) x 12' 1" (Maximum) (3.68m (Into bay window) x 3.68m (Maximum))
UPVC double glazed bay window to front, storage cupboard and radiator.

Bedroom 2

7' x 6' 11" (2.13m x 2.11m)
UPVC double glazed window to rear and radiator.





Bedroom 3

11' x 8' 9" (3.35m x 2.67m)

UPVC double glazed window to rear and radiator.

Bathroom

Bath, WC, wash hand basin with mixer tap and storage under, chrome heated towel rail and extractor fan.

Externally

Rear Yard

Patio enclosed rear yard with shed and gate to rear alley.



view this property online mannersandharrison.co.uk/Property/MAR110059



welcome to

Crescent Road, Middlesbrough

- REAR YARD
- ON STREET PARKING
- OPEN PLAN
- WELL PROPORTIONED BEDROOMS
- MODERN BATHROOM

Tenure: Freehold EPC Rating: Awaited

£87,500



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR110059



Property Ref:
MAR110059 - 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