









welcome to

Jacob Drive, Middlesbrough

A three bedroom terraced newly built home situated within Bracken Grange. Externally this home has a driveway to the front with a lawned rear garden.

Entrance Hall

Entered via composite door to front, stairs to first floor and radiator.

Downstairs W / C

UPVC double glazed window to front, radiator, wash hand basin with mixer tap and WC.

Lounge

16' 3" x 10' 4" (4.95m x 3.15m)

UPVC double glazed French doors to rear, UPVC double glazed window to rear, TV point, telephone point and understair storage cupboard.

Kitchen / Diner

Wall and base units with complementary work surfaces, radiator, four ring gas hob, integral electric oven, 1 1/2 sink/drainer with mixer tap, plumbing for washing machine, integral fridge/freezer, spotlights. UPVC double glazed window to front.

Landing

Stair from hall and loft access.

Bedroom 1

12' 5" x 9' (3.78m x 2.74m)

UPVC double glazed window to rear and radiator.

En Suite

Double shower cubicle, part tiled walls, wash hand basin with splashback, WC and towel rail.

Bedroom 2

9' 11" x 9' (3.02m x 2.74m) UPVC double glazed window to front and radiator.

Bedroom 3

6' 11" x 10' 4" (Maximum) (2.11m x 3.15m (Maximum)) UPVC double glazed window to rear and radiator.







Externally

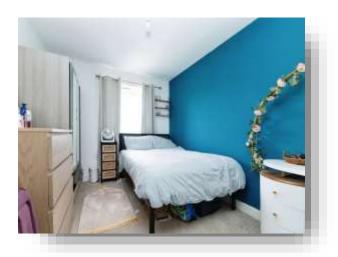
Rear Garden

Lawned rear garden and patio area.

Front Garden

Driveway.

Agent's Note
It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.







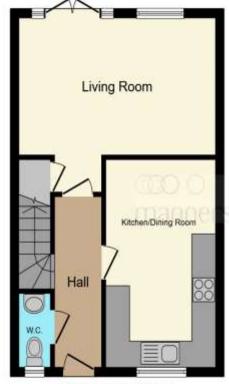
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- DOWNSTAIRS WC.
- **EN SUITE TO MASTER**
- DRIVEWAY FOR OFF STREET PARKING
- **NEW BUILD PROPERTY**
- MODERN KITCHEN

Tenure: Freehold EPC Rating: B

£185,000





Ground Floor

First Floor

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

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Property Ref: MAR110039 - 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 quidance 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.



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