



**Saltwells Road, Middlesbrough TS4 2DT**

**welcome to**

## **Saltwells Road, Middlesbrough**

A 3 bedroom terraced family home, great transport links into Middlesbrough and the A19, cosy family lounge, downstairs bathroom, fitted kitchen, three well proportioned bedrooms, landscaped rear garden, well maintained front garden.

### **Hallway**

Entered via UPVC double glazed door, stairs to first floor, coved cornicing, radiator, UPVC double glazed window to front.

### **Lounge**

14' 9" Into bay x 11' 3" Into alcove ( 4.50m Into bay x 3.43m Into alcove )  
UPVC double glazed bay window to front, radiator, TV point, telephone point, gas fire with decorative fire surround, coved cornicing.

### **Dining Area**

11' 6" x 8' 6" ( 3.51m x 2.59m )  
UPVC double glazed window to rear, radiator, access to ground floor bathroom, coved cornicing.

### **Ground Floor Bathroom**

Heated chrome towel rail, wash hand basin with mixer tap, UPVC double glazed window to rear, bath with mixer tap and wall mounted shower head, wc, spotlighting.

### **Kitchen**

13' 2" x 6' 11" ( 4.01m x 2.11m )  
Range of wall and base unit with complimentary working surfaces, UPVC double glazed window to the rear, radiator, sink with draining board and mixer tap, recess for fridge freezer, integrated electric oven with 4 ring gas hob, stainless steel splashback with extractor fan, UPVC double glazed door to rear garden, integrated dishwasher and plumbing for washing machine.

### **First Floor**

### **Landing**

Stairs from hallway, coved cornicing.

### **Bedroom 1**

13' 6" x 10' 11" ( 4.11m x 3.33m )  
UPVC double glazed window to front, radiator, built in storage cupboard.

### **Bedroom 2**

10' 4" x 9' 5" ( 3.15m x 2.87m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

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





### Externally

#### Landscaped Rear Garden

Turfed garden, patio seating area, access onto alleyway, storage shed.

#### Front

Palisade.



**view this property online** [mannersandharrison.co.uk/Property/MAR110178](https://mannersandharrison.co.uk/Property/MAR110178)



welcome to

## Saltwells Road, Middlesbrough

- TRANSPORT LINKS
- DOWNSTAIRS W/C
- WELL PROPORTIONED BEDROOMS
- LANDSCAPED REAR GARDEN
- WELL MAINTAINED FRONT GARDEN

Tenure: Freehold EPC Rating: D

**£125,000**



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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/MAR110178](http://mannersandharrison.co.uk/Property/MAR110178)



Property Ref:  
MAR110178 - 0003

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



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)