



**Pemberton Crescent, Middlesbrough TS4 3DQ**

**welcome to**

## **Pemberton Crescent, Middlesbrough**

A three bedroom semi-detached family home located in the beechwood estate close to st james cook hospital. This home has a landscaped rear garden with access to the garage. The front of the property benefits from a small front garden with a driveway for two cars.

### **Entrance Porch**

Entered via UPVC double glazed door, UPVC double glazed windows.

### **Entrance Hallway**

Stairs to first floor, radiator, understairs storage cupboard.

### **Lounge**

20' 3" Into window x 11' 9" ( 6.17m Into window x 3.58m )  
UPVC double glazed bay window to front, UPVC double glazed patio doors leading to rear garden, electric fire with decorative fire surround, TV point, telephone point, coved cornicing.

### **Kitchen**

15' x 10' 11" ( 4.57m x 3.33m )  
Range of wall and base units with complimentary working surfaces, integrated electric oven with 4 ring electric ceramic hob, sink with draining board and mixer tap, plumbing for washing machine, UPVC double glazed window to rear, UPVC double glazed doors leading to rear garden, recess for fridge/freezer, UPVC double glazed window to side, 'Baxi' boiler, anthracite grey vertical radiator.

### **First Floor**

### **Landing**

Stairs from hallway, UPVC double glazed window to front, void loft access.

### **Family Bathroom**

Wash hand basin with mixer tap, wc, bath with mixer tap, UPVC double glazed window to rear, tiled walls.

### **Bedroom 1**

13' 10" x 9' 9" ( 4.22m x 2.97m )

UPVC double glazed window to rear, radiator, access to shower.

Shower (converted cupboard) - Wall mounted shower head.

### **Bedroom 2**

10' 2" x 12' ( 3.10m x 3.66m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

11' 10" x 6' 9" ( 3.61m x 2.06m )  
UPVC double glazed window to front, radiator.

### **Externally**

### **Rear Garden**

Beautifully landscaped, artificial turf with a stone boarder, patio seating area with raised flower bed edging to the rear, access to timber built storage shed, access to garage.

### **Garage**

UPVC double glazed patio doors to side, up and over style door to front, electricity and lighting points.

### **Front Garden**

Driveway to front with small front garden.





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## Pemberton Crescent, Middlesbrough

- SEMI-DETACHED FAMILY HOME
- FAMILY LOUNGE
- SPACIOUS FITTED KITCHEN
- DRIVEWAY FOR TWO CARS
- LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: C

**£140,000**



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

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**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)