



Hershall Drive, MIDDLESBROUGH, TS3 8NX

welcome to

Hershall Drive, MIDDLESBROUGH

A recently renovated three bedroom semi-detached home with a driveway to the garage, hosts a well lit lounge, modern fitted kitchen and utility, three well proportioned bedrooms accompanied by a modern and stylish family bathroom suite.

Entrance Hall

Entered via wooden single glazed door, radiator, stairs to first floor, under stairs storage cupboard.

Lounge

15' 6" (in bay) x 13' 4" (in recess) (4.72m (in bay) x 4.06m (in recess))

UPVC double glazed boxed bay window to front, radiator, electric fire.

Kitchen

19' 8" (max) x 8' 9" (max) (5.99m (max) x 2.67m (max))
Range of wall and base units with complimentary working surfaces, plumbing for washing machine, pantry cupboard, 1/1 2 bowl sink with draining board and mixer tap, radiator, integral electric oven, four ring induction hob, extractor fan, tiled splashback.

Utility/Outouse

Wooden single glazed door to rear, low level low flush WC, single glazed wooden window to rear, storage cupboard.

First Floor Landing

UPVC double glazed window to side.

Bedroom 1

13' 6" (max) x 12' 4" (max) (4.11m (max) x 3.76m (max))
UPVC double glazed window to front, radiator.

Bedroom 2

12' 7" (max) x 8' 10" (max) (3.84m (max) x 2.69m (max))
UPVC double glazed window to rear, radiator.

Bedroom 3

10' 7" (max) x 4' (max) (3.23m (max) x 1.22m (max))
UPVC double glazed window to front, radiator, storage cupboard.

Family Bathroom

Low level low flush WC, panelled bath with wall mounted shower and mixer tap, radiator, wash hand basin with mixer tap, storage, UPVC double glazed window to rear.



Externally

Front Garden

Small front garden with driveway leading to garage.

Rear Garden

Patio rear garden, turfed lawn.

Garage



view this property online mannersandharrison.co.uk/Property/MAR109731



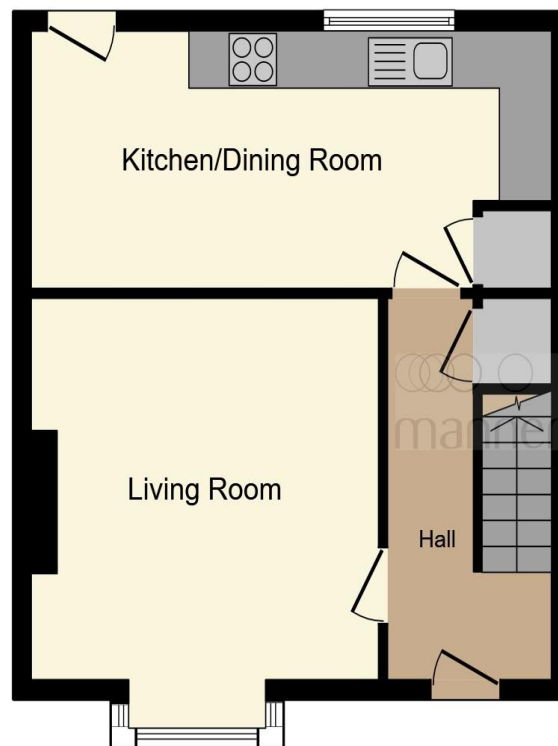
welcome to

Hershall Drive, MIDDLESBROUGH

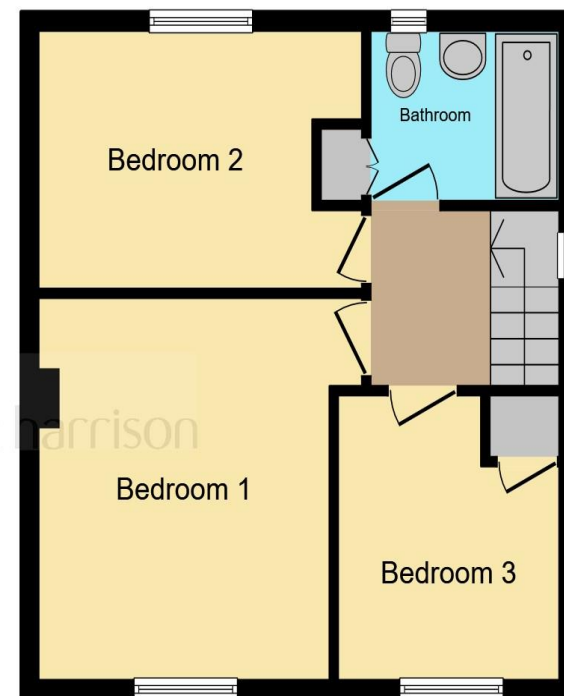
- THREE BEDROOM SEMI-DETACHED
- FITTED KITCHEN
- FRONT AND REAR GARDENS
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: D

£110,000



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

view this property online mannersandharrison.co.uk/Property/MAR109731



Property Ref:
MAR109731 - 0004

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