



Nightingale Road, Middlesbrough, TS6 9QA

welcome to

Nightingale Road, Middlesbrough

- NO ONWARD CHAIN
- SOLD AS SEEN
- FAMILY HOME
- TWO RECEPTION ROOMS
- SHARED DRIVEWAY

Tenure: Freehold EPC Rating: C

£105,000

Entrance Hall

Entered via UPVC double glazed door into hallway, stairs to first floor, radiator, under stairs storage.

Kitchen

11' (max) x 9' 4" (max) (3.35m (max) x 2.84m (max))
Range of wall and base units with complimentary working surfaces, UPVC double glazed door to rear, UPVC double glazed window to side, sink with draining board and mixer tap, recess for fridge freezer, integral electric oven, integral grill, four ring gas hob, extractor fan.

Lounge

12' 5" (max) x 12' 5" (max) (3.78m (max) x 3.78m (max))
UPVC double glazed window to front, radiator, TV point, Telephone point.

Dining Area

9' 7" (max) x 9' 2" (max) (2.92m (max) x 2.79m (max))
UPVC double glazed french doors to rear, radiator.

Landing First Floor

Void loft access, UPVC double glazed window to side.

Family Bathroom

UPVC double glazed window to rear, UPVC double glazed window to side, WC, wash hand basin with mixer taps, bath with wall mounted shower and mixer taps, heated towel rail.

Bedroom 1

12' 6" (inc door recess) x 11' (max) (3.81m (inc door recess) x 3.35m (max))
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

12' 7" (max) x 8' 8" (max) (3.84m (max) x 2.64m (max))
UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom 3

8' 11" (max) x 7' 8" (max) (2.72m (max) x 2.34m (max))
UPVC double glazed window to front, radiator.

Externally

Front Garden

Small front garden with shed driveway to side.

Rear Garden

Decked area, turfed rear garden, separate decked seating area, brick built storage shed.



view this property online mannersandharrison.co.uk/Property/MAR109890



Property Ref:

MAR109890 - 0006

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



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



mannersandharrison.co.uk