



**Pendock Close, Middlesbrough, TS5 8HT**

**welcome to**

## **Pendock Close, Middlesbrough**

A four bedroom semi detached family home situated in a quiet cul de sac. Externally this home has beautifully maintained front and rear gardens accompanied by a driveway which leads onto the garage/carport.

### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor, radiator.

### **Lounge/Diner**

25' 7" (max) x 15' (dead) ( 7.80m (max) x 4.57m (dead) )  
UPVC double glazed window to front, radiator,  
UPVC double glazed patio door to rear garden, TV  
point, telephone point, coved cornice to ceiling.

### **Kitchen**

12' 11" x 8' 9" ( 3.94m x 2.67m )  
Range of base and wall units, complimentary work  
surfaces, recess for cooker, sink with draining board  
and mixer tap, UPVC double glazed window to rear,  
UPVC double glazed door leading to garage on side,  
plumping for washing machine, recess for  
fridge/freezer.

### **First Floor**

Void loft access, storage cupboard.

### **Bedroom 1**

4' 11" (incl door recess x 11' 11" ( 1.50m (incl door recess x  
3.63m )  
UPVC double glazed window to front, radiator,  
coved cornice to ceiling.

### **Bedroom 2**

12' 4" x 10' 6" ( 3.76m x 3.20m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

6' 7" x 9' 9" ( 2.01m x 2.97m )  
UPVC double glazed window to front, radiator.

### **Bedroom 4**

17' 4" x 8' 10" ( 5.28m x 2.69m )  
UPVC double glazed window to front, radiator,  
access to en suite.

### **Bathroom**

W/C, wash hand basin mixer tap, chrome heated  
towels rail, UPVC double glazed window to rear,  
double shower cubicle with wall mounted shower  
head.

### **En Suite**

Double shower cubicle with wall mounted shower,  
UPVC double glazed window to rear, W/C, wash  
hand basin with mixer tap, baxi boiler, chrome  
heated towel rail.





### **Externally**

#### **Front Garden**

Well manicured garden, driveway leading to car port and garage to rear,

#### **Rear Garden**

Deck and seating area, vast turfed rear garden with flower bed edging, timber built storage shed to rear.

#### **Garage**

Up and over style door, secure door to the side.



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welcome to

## Pendock Close, Middlesbrough

- DRIVEWAY & GARAGE
- QUIET CUL DE SAC LOCATION
- EN SUITE
- BEAUTIFULLY MAINTAINED GARDENS
- CARPORT

Tenure: Freehold EPC Rating: D

**£220,000**



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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**01642 311133**



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



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



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