



Holdenby Drive, Middlesbrough TS3 0BA

welcome to

Holdenby Drive, Middlesbrough

This charming 3-bedroom terraced home offers great potential throughout, providing an exciting opportunity for both first-time buyers and investors alike. With no onward chain. Externally, the property benefits from a private rear garden, offering a peaceful retreat.

Entrance Hall

Entered via UPVC double glazed door, storage cupboard, stairs to first floor

Lounge

18' 6" x 11' 1" (5.64m x 3.38m)

UPVC double glazed window to front, radiator, gas fire with decorative fire surrounds, radiator, TV point, telephone point.

Kitchen

11' 6" x 9' 7" (3.51m x 2.92m)

Range of base and wall units, complementary work surfaces, UPVC double glazed window to rear, wooden single glazed door to rear garden, sink with draining board and mixer tap, integral double oven, four ring gas hob, storage cupboards.

Conservatory

12' 8" x 9' 4" (3.86m x 2.84m)

UPVC double glazed windows, UPVC double glazed patio doors to rear garden, radiator.

Utility

7' 4" x 5' 8" (2.24m x 1.73m)

Wood door to front, plumbing for washing machine, electricity point, single glazed wooden window to front, storage cupboard.

Landing

UPVC double glazed window to rear, void loft access.

Bedroom 1

14' 4" (max) x 8' 9" (4.37m (max) x 2.67m)

UPVC double glazed window to front, radiator, partial fitted wardrobes.

Bedroom 2

11' 6" x 11' 9" (3.51m x 3.58m)

UPVC double glazed window to front, radiator, combi boiler.

Bedroom 3

11' 1" (max) x 6' 11" (3.38m (max) x 2.11m)

UPVC double glazed window to rear, radiator.

Family Bathroom

Bath with mixer tap, hand held shower attachment, wash hand basin with mixer tap, W/C, UPVC double glazed window to rear, radiator, spotlights to ceiling.

Externally Front Garden

Turfed front garden, pathway leading to front of property.

Rear Garden

Turfed rear garden with seating area.





view this property online mannersandharrison.co.uk/Property/MAR110796



welcome to

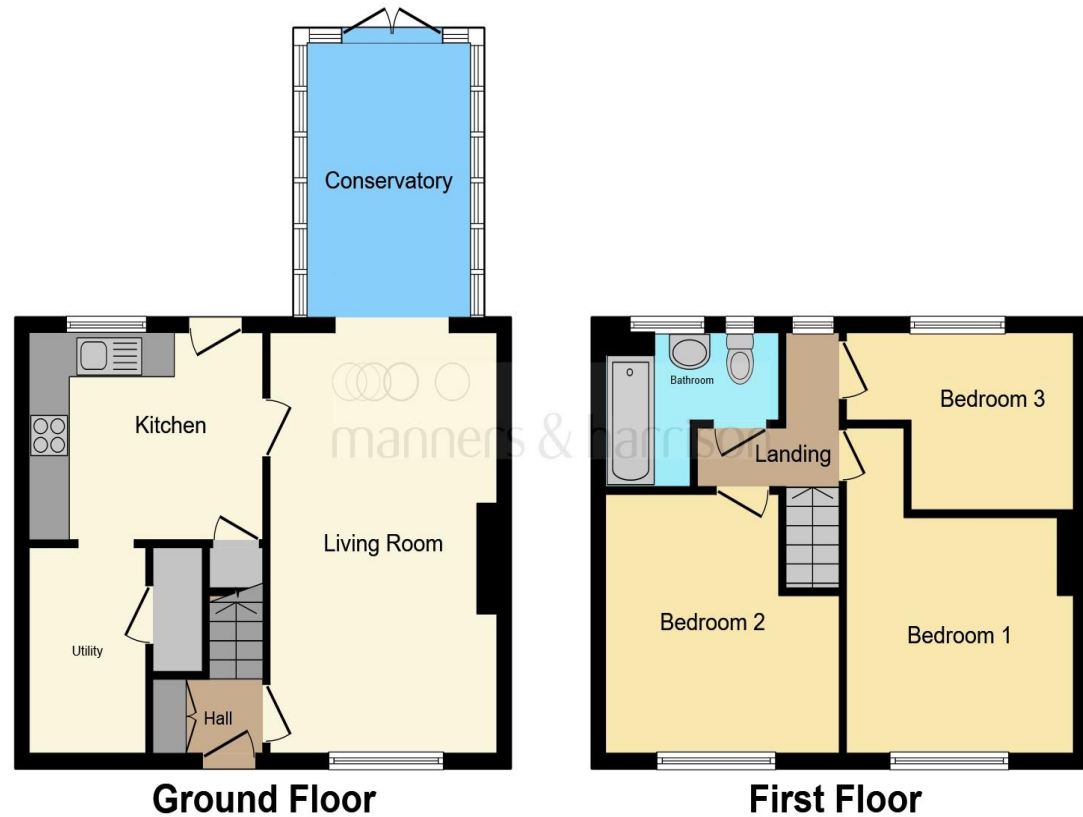
Holdenby Drive, Middlesbrough

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS/INVESTMENT
- WELL PROPORTIONED KITCHEN
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£95,000



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

view this property online mannersandharrison.co.uk/Property/MAR110796



Property Ref:
MAR110796 - 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