



Hazelwood Gardens, Middlesbrough TS6 0FQ

welcome to

Hazelwood Gardens, Middlesbrough

Located in a popular residential area, this well-presented semi-detached home offers comfortable and spacious living across two floors.

Entrance Hall

Entered via UPVC double glazed door into hallway, staircase to first floor, access to downstairs W/C.

Downstairs W/C

W/C, wash hand basin with mixer tap, radiator, UPVC double glazed window to front.

Lounge

14' 1" into bay x 14' 7" (4.29m into bay x 4.45m)
UPVC double glazed bay window to side, UPVC double glazed window to front, media wall, radiator, TV point, telephone point, storage cupboard.

Kitchen Diner

11' 1" x 15' 2" (3.38m x 4.62m)
Range of base and wall units, complementary work surfaces, UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to front, four ring gas hob, integral electric oven, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, integral fridge/freezer.

Landing

Radiator.

Family Bathroom

W/C, bath with mixer tap, wall mounted shower, chrome heated towel rail, UPVC double glazed window to side, wash hand basin with mixer tap.

Bedroom 1

10' 4" x 12' 6" (3.15m x 3.81m)
UPVC double glazed window to front, radiator, storage cupboard, access to ensuite.

Ensuite

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

Bedroom 2

10' 7" incl door recess x 11' 6" (3.23m incl door recess x 3.51m)
UPVC double glazed window to front, radiator, UPVC double glazed window to side, void loft access .

Bedroom 3

8' x 6' 3" (2.44m x 1.91m)
UPVC double glazed window to side, radiator.

Externally **Front Garden**

Well manicured front garden, parking for up to two cars.

Rear Garden

Turfed rear garden, patio area, timber built storage shed, flowerbed edging, all enclosed by timber fencing.





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Hazelwood Gardens, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LOUNGE
- DOWNSTAIRS W/C
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£195,000



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

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 **manners & harrison**



01642 311133



Marton@mannersandharrison.co.uk



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



mannersandharrison.co.uk