



Maplewood Drive, Middlesbrough TS6 0GA

welcome to

Maplewood Drive, Middlesbrough

Located in a sought-after residential area, this well-presented three-bedroom family home on Maple Wood Drive, TS6, offers comfortable and modern living across two spacious floors.

Entrance Hallway

Entered via uPVC double glazed door to front and central heating radiator.

Lounge

14' 2" x 10' 11" (4.32m x 3.33m)
uPVC double glazed window to front, TV and telephone point and central heating radiator.

Mid Hallway

Stairs to first floor, central heating radiator and access to downstairs WC.

Downstairs Wc

WC, wash hand basin with mixer tap, tiled splashback and central heating radiator.

Kitchen

20' 2" x 9' 2" (6.15m x 2.79m)
Fitted with a range of wall and base units with complementary work surfaces, uPVC double glazed window to rear, uPVC double glazed patio door to rear, sink with draining board and mixer tap, integral electric oven, four cylinder gas hob with extractor hob, integral fridge freezer, integral dishwasher and storage cupboard.

Landing

Stairs from hallway, void loft access, central heating radiator and storage cupboard.

Bedroom One

10' 8" x 11' (3.25m x 3.35m)
uPVC double glazed window to front, central heating radiator and access to en-suite.

En-Suite

WC, wash hand basin with mixer tap, uPVC double glazed window to side, central heating radiator and

double shower cubicle with wall mounted shower head.

Bedroom Two

9' x 13' 3" max (2.74m x 4.04m max)
uPVC double glazed window to rear and central heating radiator.

Bedroom Three

10' 11" x 9' 4" (3.33m x 2.84m)
uPVC double glazed window to rear and central heating radiator.

Bathroom

Part tiled wall, bath with mixer tap and hand held shower attachment, sink with mixer tap, WC, central heating radiator, uPVC double glazed window to the front,

Externally

To the front there is a double driveway leading to the garage. To the rear of the property there is a landscaped garden with patio seating area with side access.





view this property online mannersandharrison.co.uk/Property/MAR111306



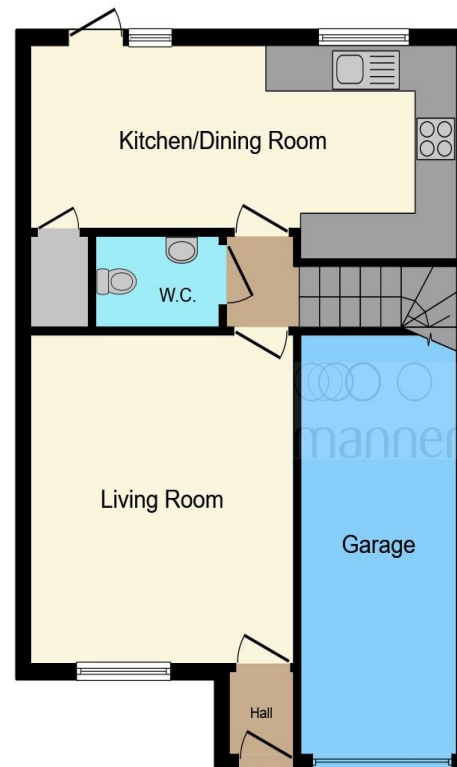
welcome to

Maplewood Drive, Middlesbrough

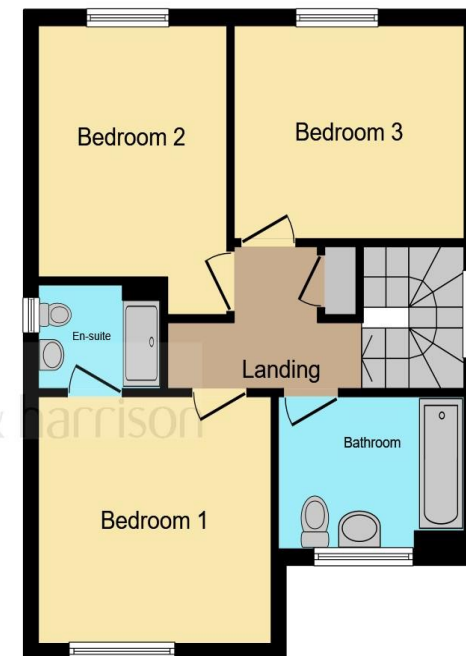
- IDEAL FOR A GROWING FAMILY
- DOWNSTAIRS W/C
- MODERN FITTED KITCHEN
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£200,000



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/MAR111306



Property Ref:
MAR111306 - 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