



Lancaster Road, Middlesbrough TS5 6PG

welcome to

Lancaster Road, Middlesbrough

This beautifully presented three-bedroom terraced home is immaculate throughout and ready to move straight into. The ground floor opens with a welcoming hallway leading to a cosy lounge complete with a feature log burner.

Entrance Hall

Entered via hard wood double glazed door into hallway, radiator, staircase to first floor.

Lounge

12' 8" into bay x 12' 7" into recess (3.86m into bay x 3.84m into recess)

Multi-fuel log burner, TV point, telephone point, UPVC double glazed window to front, radiator, coved cornicing.

Dining Room

15' 1" x 11' 10" into recess (4.60m x 3.61m into recess)

UPVC double glazed door patio doors leading to the conservatory, radiator, coving to ceiling.

Kitchen

18' x 4' 1" (5.49m x 1.24m)

Range of base and wall units, complementary work surfaces, sink with draining board and mixer tap, four ring gas hob, plumbing door washing machine, double electric oven, recess for appliances, UPVC double glazed window to side, UPVC double glazed door leading to rear garden.

Conservatory

6' 9" x 6' (2.06m x 1.83m)

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

Landing

Void loft access.

Bedroom 1

14' 5" into bay x 9' 5" incl wardrobes (4.39m into bay x 2.87m incl wardrobes)

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

Bedroom 2

10' 5" x 11' 9" (3.17m x 3.58m)

UPVC double glazed window to rear, radiator, fitted wardrobes, built in storage cupboard.

Bedroom 3

6' 4" x 7' 9" (1.93m x 2.36m)

UPVC double glazed window to front, radiator.

Bathroom

W/C, bath, wash hand basin mixer tap, walk in shower cubicle, radiator, UPVC double glazed window to rear.

Externally

Landscaped rear garden, Turfed area, patio seating area, flowerbed edging, access to the garage to the rear, small front palisade to the front.





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Lancaster Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- CONSERVATORY
- MODERN THROUGHOUT
- GARAGE TO THE REAR

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

£165,000



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



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk