



Wroxton Avenue, Middlesbrough TS5 7AG

welcome to

Wroxton Avenue, Middlesbrough

A beautifully presented five-bedroom semi-detached home, ideally located on Wroxton Avenue, offering generous living space, modern finishes, and an exceptional rear garden.

Entrance Hall

Entrance via double glazed UPVC door into hallway entrance into garage and utility room.

Utility

Plumbing for Washer, single bowl single drainer stainless steel sink unit with mixer tap, gas central heating radiator.

Hallway 2

Stairs to first floor, entrance into W/C, dining area and living room, gas central heating radiator.

Living Room

Gas central heating radiator, double glazed bay window to the front, gas fireplace with decorative surround, coved cornicing.

Downstairs W/C

Spot light to ceiling, double glazing UPVC window to the rear, low level low flush toilet, wash hand basin, Boiler.

Dining Room

Entrance into kitchen, coved cornicing, gas central heating radiator.

Kitchen

Double glazing UPVC window to the side and rear, and a double glazed UPVC door to the side, Single bowl single drainer stainless steel sink unit with mixer tap, range of wall and base mounted units with complementing worktops with marble effect, electric oven with 5 cylinder hobs and extractor fan, Integrated fridge freezer.

Landing

Entrance into all principal rooms and loft access.

Bedroom 1

Double glazed bay window to the front, gas central heating radiator.

Bedroom 2

Double glazed UPVC window to the front, gas central heating radiator.

Bedroom 3

Double glazed UPVC window to the front, gas central heating radiator.

Bedroom 4

Double glazed UPVC window to the rear, gas central heating radiator.

Bedroom 5

Double glazing UPVC window to the rear, gas central heating radiator.

Bathroom 1

Spot light to ceiling, low level low flush toilet, extractor fan, double glazed UPVC window to the side, wall mounted shower.

Bathroom 2

Double glazed UPVC window to the rear, low level low flush toilet with under storage cupboard, bath, wall mounted shower, wash hand basin with mixer tap.





Externally

Front Garden

Double driveway leading to the front.

Rear Garden

Part laid to lawn, part stone laid with seating area, a stone build shed, and a pizza oven, all fence enclosed.



view this property online mannersandharrison.co.uk/Property/MAR111564



welcome to

Wroxton Avenue, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- DOWNSTAIRS W/C
- UTILITY
- 5 WELL PROPORTIONED BEDROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£264,995

view this property online mannersandharrison.co.uk/Property/MAR111564



Property Ref:
MAR111564 - 0002

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