



Windleston Drive, Middlesbrough TS3 0BQ

welcome to

Windleston Drive, Middlesbrough

Offered to the market with no onward chain, this well-presented three-bedroom terraced home is ideal for first-time buyers, families, or investors alike.

Entrance Hall

Enter through UPVC double glazed door, staircase to first floor.

Lounge

20' 5" x 11' 8" (6.22m x 3.56m)

UPVC double glazed window to front, UPVC double glazed patio doors leading to rear garden, radiator, TV point, telephone point.

Kitchen/Diner

21' 1" x 8' 10" (6.43m x 2.69m)

Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with draining board ad mixer tap, UPVC double glazed patio doors leading to rear garden, combi boiler, under stair storage.

Landing

Void loft access.

Family Bathroom

Wash hand basin, bath, toilet, UPVC double glazed window to rear, wall mounted shower.

Bedroom 1

12' 5" x 11' 6" (3.78m x 3.51m)

UPVC double glazed window to front, radiator, storage cupboard.

Bedroom 2

11' 3" x 6' 9" incl wardrobe (3.43m x 2.06m incl wardrobe)

UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom 3

8' 8" x 13' 5" (2.64m x 4.09m)

UPVC double glazed window to rear, radiator.

Externally

Rear Garden

Patio seating area, turfed garden, timber built storage shed.

Front Garden

Patio garden.





view this property online mannersandharrison.co.uk/Property/MAR111443



welcome to

Windleston Drive, Middlesbrough

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LIVING AREA
- INVESTMENT OPPORTUNITY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£90,000



view this property online mannersandharrison.co.uk/Property/MAR111443



Property Ref:
MAR111443 - 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