



Heythrop Drive, Middlesbrough TS5 8QA

welcome to

Heythrop Drive, Middlesbrough

Located in the ever-popular TS5 area, this generously sized semi-detached property offers versatile living space ideal for growing families or multi-generational living. the home boasts a driveway to the front leading to the garage, providing ample off-street parking.

Entrance Porch

UPVC double glazed door into porch, part tiled wall, UPVC double glazed windows, UPVC double glazed door leading to hallway.

Hallway

Radiator, staircase to first floor, under stairs storage cupboard.

Lounge

28' into bay x 12' 1" (8.53m into bay x 3.68m)
UPVC double glazed bay window to the front, radiator, TV point, telephone point, decorative coved cornicing to the ceiling, UPVC double glazed door leading to further reception room.

Reception Room 2

25' 4" x 15' 11" (7.72m x 4.85m)
UPVC double glazed patio doors to kitchen, UPVC double glazed door leading to rear garden, TV point, radiator, coved cornicing to the ceiling, spotlighting to the ceiling.

Reception Room 3

13' x 9' 11" (3.96m x 3.02m)
UPVC double glazed patio doors leading to rear garden, velux window, radiator, coved cornicing to the ceiling.

Kitchen

31' 3" x 11' 4" (9.53m x 3.45m)
Range of base and wall units, complimentary work surfaces, vertical wall mounted radiator, dual integral gas oven, integral microwave, recess for American style fridge/freezer, integrated freezer, integrated dish washer, sink with draining board and mixer tap, UPVC double glazed window to the side, 5 ring gas hob, extractor fan, access to downstairs shower room, access to further kitchen to rear.

Downstairs Shower Room

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

Kitchen 2

10' 7" x 7' 11" (3.23m x 2.41m)
UPVC double glazed window to the side, sink with draining board and mixer tap, range of base and wall units, complimentary work surfaces, recess for cooker, extractor fan, vertical wall mounted radiator.

Landing

Access to the loft room, loft hatch.

Bedroom 1

13' 7" x 12' 9" incl wardrobes (4.14m x 3.89m incl wardrobes)
UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, fitted wardrobes, access to en suite.

En Suite

Double shower cubicle, rainfall style shower head, velux window, wash hand basin with mixer tap, W/C, heated towel rail.

Bedroom 2

15' 1" into bay x 8' 11" onto wardrobes (4.60m into bay x 2.72m onto wardrobes)
UPVC double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom 3

11' x 9' 4" (3.35m x 2.84m)
UPVC double glazed window to rear, radiator, TV point.





Bedroom 4

7' 8" x 8' 2" into alcove (2.34m x 2.49m into alcove)
UPVC double glazed window to front, radiator.

Bedroom 5

12' 2" x 7' 9" (3.71m x 2.36m)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bathroom

Toilet, wash hand basin with mixer tap, double shower cubicle, wall mounted shower, heated chrome towel rail, velux window, spotlight ceiling, bath with mixer tap, hand held shower attachment, tiled walls.

Externally Front Garden

Multiple car driveway, patio driveway leading to garage.

Annex

19' 7" x 9' 11" (5.97m x 3.02m)
(Bedroom/ Lounge) UPVC double glazed window to the rear, UPVC double glazed french doors leading to rear garden, radiator.

Annex Bathroom

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

Rear Garden

Landscape rear garden, patio seating area, turfed rear garden, access to the annex, workshop to the rear.



view this property online mannersandharrison.co.uk/Property/MAR111453



welcome to

Heythrop Drive, Middlesbrough

- EXCEPTIONAL HOME
- 2 MODERN FITTED KITCHENS
- ENSUITE TO THE MASTER BEDROOMS
- ANNEX/WORKSHOP TO THE REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



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

view this property online mannersandharrison.co.uk/Property/MAR111453



Property Ref:
MAR111453 - 0003

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



Marton@mannersandharrison.co.uk



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



mannersandharrison.co.uk