



**Bruntons Manor Court,
Middlesbrough,
TS3 8RP
2 Bed - House - Semi-Detached
Reduced To £55,000
EPC Rating: D**

Public Notice

Address: 24 Bruntons Manor Court, Middlesbrough, Cleveland, TS3 8RP

We are acting in the sale of the above property and have received an offer of £72,250

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

**** This property is of leasehold tenure however the lease will fall away upon completion along with any charges and become a freehold property ****

** Available with No Forward Chain ** This two bed semi-detached house is an ideal first purchase or investment property, close to local schools and amenities.

The accommodation comprises of; entrance door which opens directly into the lounge and a spacious dining kitchen with French doors to the rear garden. To the first floor; there are two bedrooms (one with built-in storage) and a family bathroom comprising of a three piece suite.

Externally; the enclosed rear garden is mainly laid to lawn with a small paved patio area.

Council Tax Band: A
EPC Rating D
Tenure Leasehold

Entrance

Entrance door opens directly into the lounge.

Lounge

14'9 x 10'7 (4.50m x 3.23m)

Two windows to front aspect, two radiators and staircase to front floor landing.

Dining Kitchen

10'10 x 18' (3.30m x 5.49m)

Kitchen Area

Wall, base and drawer units, four ring gas hob, electric oven with extractor, plumbing for washing machine and space for fridge and freezer, window to rear aspect.

Dining Area

French doors opening onto the rear garden and radiator.

First Floor

Landing

Bedroom One

9'8 x 15'10 (2.95m x 4.83m)

Two windows to first floor aspect, built in storage and radiator.

Bedroom Two

9'4 x 12'9 (2.84m x 3.89m)

window to rear aspect and radiator.

Family Bathroom

Panelled bath, pedestal wash hand basin and low level WC, window to rear aspect and heated chrome towel rail.

External

Enclosed rear garden is mainly laid to lawn with a small paved patio area.



