

CLARKE | MUNRO

ESTATE AGENTS

16 Mayberry Grove, Middlesbrough, TS5 5PU



Price: £240,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- 3 GOOD SIZED RECEPTION ROOMS
- EASY TO MAINTAIN GARDENS TO FRONT AND REAR
- USEFUL LOFT SPACE ACCESSED BY FIXED STAIRCASE
- MODERN FITTED KITCHEN AND BATHROOM
- POPULAR TS5 AREA

Property Description:

Clarke Munro are excited to bring to market this three bedroom property which has been well maintained and thoughtfully updated by the current owners. This spacious property has the perfect mix of traditional fixtures with modern upgrades making it an ideal family home. Boasting features like useful loft space with fixed staircase, easy to maintain all weather gardens to the front and rear and modern fitted kitchen. This lovely home comprises of entrance vestibule, hallway leading to the lounge with huge bay window and feature fireplace, the rear sitting room has a dual fuel fire with tiled hearth and sleeper mantel. Next, the breakfast room with original fitted cupboards, opening into the kitchen which is fitted with a range of grey hi gloss units with some integrated appliances. The split level landing has a sky light allowing natural light to flow through, the first room to meet you at the top of the stairs is bedrom 3, then the bathroom which is fitted with a white modern suite, and a separate toilet. Bedroom 2 is a comfortable double with built in robes, and the Master bedroom to the front with original fireplace. There is a fixed staircase up to the useful loft space which has velux windows and storage in the eaves. Externally there is a small forecourt front which has imprinted concrete pathway. The rear also has porcelain patio area along with artificial grass making it easy to maintain and use all year round. An internal viewing is recommended to fully appreciate this property.

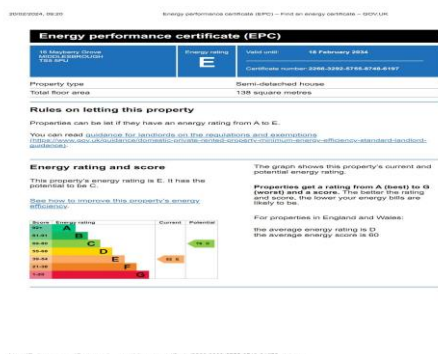
16 Mayberry Grove, Middlesbrough, TS5 5PU

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

16 Mayberry Grove, Middlesbrough, TS5 5PU

Entrance Vestibule

Entrance door, stained glass door leading into hallway.

Hallway

Wooden flooring, staircase to first floor, doors to reception rooms.

Front Lounge

Bay window with original sash windows to front, limestone style fireplace with gas fire inset, wooden flooring, radiator.

Rear Sitting Room

Wood flooring, radiator, double glazed bay window, dual fuel wood burner with sleeper style mantle and tiled hearth, through to breakfast room.

Breakfast Room

LVT flooring, original cast iron fireplace, built in cupboards, double glazed window to rear, radiator, opening into kitchen.

Kitchen

Fitted with range of grey & white high gloss units, laminate work surfaces, integral oven & gas hob, glass splashback & extractor hood, integral dishwasher, wall mounted boiler concealed in cupboard, space for washing machine, stainless sink & drainer with chrome mixer tap, part tiled walls, double glazed window to side, barn style door to rear garden.

First Floor Landing

Original skylight.

Master Bedroom

Double glazed original sash window to front, original cast iron fireplace, radiator.

Bedroom 2

UPVC double glazed window to side, radiator, built in sliding door wardrobes.

Bedroom 3

Double glazed window to rear, radiator.

Bathroom

Modern white bathroom with tiled walls & floor, panelled bath with mixer shower over & glass shower screen, wash hand basin set into vanity unit.

Separate W/c

Part tiled walls, close coupled w/c, tiled floor, double glazed window to rear.

Loft Space

Accessed via fixed staircase, Velux windows to front & side.

Externally

Enclosed rear garden with tiled patio area & artificial grass. Easy maintained front garden with pathway, wall & railings.

16 Mayberry Grove, Middlesbrough, TS5 5PU



01642 245 796
visit clarkemunro.com for details