

Property Particulars

www.thirlwell-estates.co.uk


74 Malvern Drive Middlesbrough, TS5 8JQ

£159,995

SOLD SUBJECT TO EXISTING TENANCY AGREEMENT. We are pleased to offer for sale this mature bay fronted semi detached home in the popular Brookfield area. To be sold subject to existing Tenancy agreement this well presented property also benefits from gas central heating and double glazing throughout. The living space includes, Spacious Entrance Hall, Lounge, Dining room, Kitchen with Breakfast bar and Useful rear lobby. To the first floor are 3 spacious bedrooms and Bathroom w/c. Enclosed rear garden and Single detached garage. Driveway providing parking for multiple cars.



- A spacious semi detached house
- To be sold subject to existing Tenancy Agreement
- Well presented
- 3 bedrooms
- Ideal Investment Opportunity
- Early Viewing Highly Recommended

74 Malvern Drive

Middlesbrough, TS5 8JQ

Ground Floor

Entrance Hall

Double glazed entrance door & double glazed window to front & above, staircase to first floor, understairs cupboard, wood flooring, radiator.

Lounge 13' 7" x 13' 0" (4.15m x 3.95m)

Double glazed window to front aspect, T.V. point, radiator.

Dining Room 13' 7" x 9' 10" (4.15m x 3.00m)

Double glazed window to rear aspect, coved ceiling, radiator.

Breakfast Kitchen 6' 7" x 15' 5" (2.00m x 4.70m)

Fitted with range of cream country style wall & base units, work surfaces, single drainer sink unit, space for cooker, space for fridge freezer, part tiled walls, breakfast bar, radiator, two double glazed windows to side aspect.

Utility Room

Base units, work surfaces, space for washing machine, double glazed window to rear aspect & double glazed door to garden.

First Floor Landing

Double glazed window to side aspect, built in cupboard housing central heating boiler.

Bedroom One 12' 4" x 12' 0" (3.75m x 3.65m)

Double glazed bay window to front aspect, radiator.

Bedroom Two 12' 4" x 11' 8" (3.75m x 3.55m)

Double glazed window to rear aspect, radiator.

Bedroom Three 6' 8" x 9' 6" (2.02m x 2.90m)

Double glazed window to front aspect, radiator, built in cupboard.

Bathroom w/c

White three piece suite comprising; panelled bath with shower over & folding glass shower screen, pedestal wash hand basin, close coupled w/c, tiled walls, tiled flooring, radiator, double glazed window to side aspect.

Externally

Front garden with lawned area, walled boundaries, paved driveway & pathway. Rear garden with lawned area, patio area, tree, flower & shrub borders.

Garage

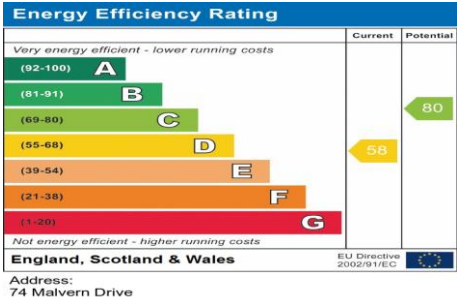
Detached garage with electric roller door, window to side and light & power points, courtesy door to garden.



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 Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of 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 Thirlwells, 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.

Partners: Wendy Clarke, Nicola Munro MNAEA

74 Malvern Drive
Middlesbrough, TS5 8JQ



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 Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of 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 Thirlwells, 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.



Partners: Wendy Clarke, Nicola Munro MNAEA