



**Ceremony Wynd, Middlesbrough TS4 2WG**

**welcome to**

## **Ceremony Wynd, Middlesbrough**

This spacious and well-presented four-bedroom property offers everything a modern family needs. Please note this is a leasehold property.

### **Entrance Hall**

Enter through composite door into hallway, staircase to first floor, radiator, storage cupboard.

### **Lounge**

16' 1" excl window bay x 10' 11" ( 4.90m excl window bay x 3.33m )

UPVC double glazed window to front, radiator.

### **Kitchen**

10' x 20' 4" ( 3.05m x 6.20m )

Fully fitted kitchen, four ring gas hob, chimney extractor fan, built in electric oven, integral fridge/freezer, integral dishwasher, 1 1/2 bowl sink with draining board, UPVC double glazed windows to rear, UPVC double glazed patio doors to rear, radiator.

### **Utility Room**

5' 4" x 5' 10" ( 1.63m x 1.78m )

Recess for washer/dryer, sink with draining board, boiler, composite door to rear.

### **Downstairs W/C**

UPVC double glazed frosted window, toilet, pedestal hand basin, radiator.

### **Landing**

Access to loft space, storage cupboard housing water tank.

### **Bedroom 1**

11' x 13' 3" into door recess ( 3.35m x 4.04m into door recess )

UPVC double glazed window to front, fully fitted wardrobes, radiator.

### **En Suite**

UPVC double glazed frosted window, radiator, toilet,

pedestal style wash hand basin, walk in shower.

### **Bedroom 2**

11' 2" excl recess x 13' 5" ( 3.40m excl recess x 4.09m )

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

### **Bedroom 3**

9' 5" excl small door recess x 10' 3" ( 2.87m excl small door recess x 3.12m )

UPVC double glazed window to rear, radiator.

### **Bedroom 4**

9' 9" excl recess x 9' 1" ( 2.97m excl recess x 2.77m )

UPVC double glazed windows to rear, radiator.

### **Bathroom**

UPVC double glazed frosted window, panel style bath, toilet, pedestal style wash hand basin, radiator, part tiled.

### **Externally Rear Garden**

Large garden, patio area, fully laid lawn, decking area.

### **Front Garden**

Paved double driveway, garage.





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## Ceremony Wynd, Middlesbrough

- MODERN FAMILY LIVING
- UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- LARGE REAR GARDEN
- DOUBLE DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£240,000**

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Property Ref:  
MAR112057 - 0003

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