



Broadgate Road, Middlesbrough TS5 5LP

welcome to

Broadgate Road, Middlesbrough

This beautifully presented three-bedroom semi-detached home offers stylish and versatile living accommodation, finished to an exceptional standard throughout.

Entrance Hallway

Entered via UPVC double glazed door, tiled flooring, radiator, staircase to first floor, understairs storage cupboard.

Downstairs W C

Wash hand basin with mixer tap and storage under, WC.

Lounge

13' 1" x 16' 1" (3.99m x 4.90m)

UPVC double glazed bay window to front, radiator, spotlights to ceiling, media wall with inset electric fire.

Dining Room

17' 5" x 19' 5" (5.31m x 5.92m)

L shaped room, UPVC double glazed window to rear, UPVC double glazed patio doors leading to rear garden, radiator.

Kitchen

6' 6" x 17' 5" (1.98m x 5.31m)

Range of wall and base units with complementary work surfaces, 5 cylinder gas hob, extractor fan, 1 1/2 sink/drainers with mixer tap, integral double oven, integral fridge freezer, integral washing machine, UPVC double glazed window to side and rear, UPVC double glazed door leading to rear garden, radiator.

First Floor Landing

Loft void access.

Bedroom 1

12' 11" x 13' 1" (3.94m x 3.99m)

UPVC double glazed bay window to front, radiator.

Bedroom 2

11' 1" x 12' 2" (3.38m x 3.71m)

UPVC double glazed window to rear, radiator.

Bedroom 3

6' 3" x 6' 6" (1.91m x 1.98m)

UPVC double glazed window to front, radiator.

Bathroom

Tiled flooring, bath with wall mounted shower with rainfall style shower head, heated towel rail, WC, wash hand basin with mixer tap and storage, UPVC double glazed window to side.

Externally

Front

Driveway which leads onto:-

Garage

Rear Garden

Lawned, patio seating area, timber built storage shed, decking section with flower bed edges.





view this property online mannersandharrison.co.uk/Property/MAR111686



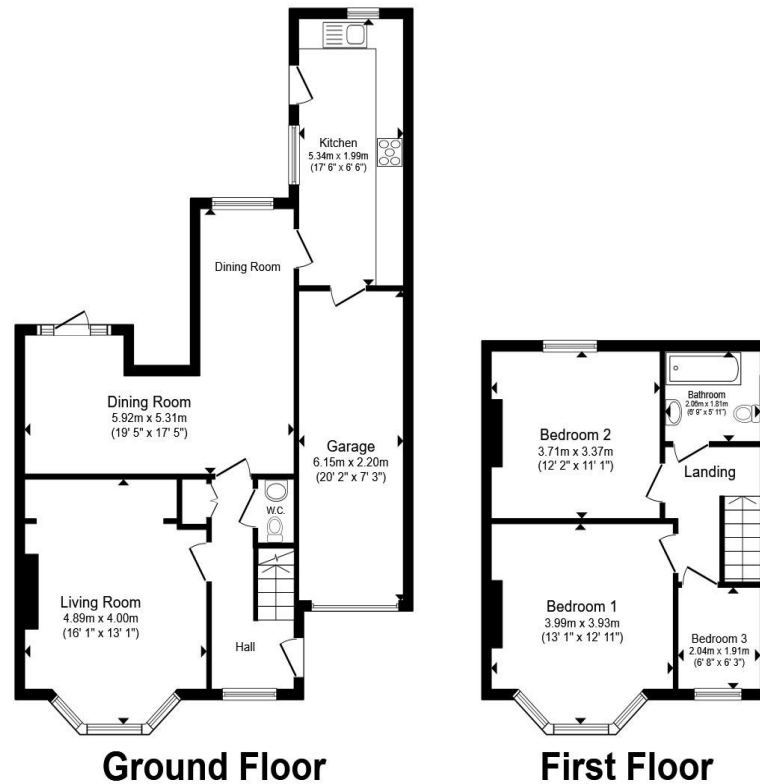
welcome to

Broadgate Road, Middlesbrough

- MODERN THROUGHOUT
- READY TO MOVE INTO
- SPACIOUS THROUGHOUT
- REAR GARDEN
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£210,000



Total floor area 116.3 m² (1,251 sq.ft.) approx

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.propertybox.io

manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR111686



Property Ref:
MAR111686 - 0002

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