



Westwick Terrace, Middlesbrough TS4 3QQ

welcome to

Westwick Terrace, Middlesbrough

Step inside to a welcoming entrance hallway which leads to a contemporary downstairs shower room, a spacious lounge, and a light-filled dining room with a large window framing view of the stunning rear garden.

Entrance Hallway

Access via UPVC double glazed door to front, stairs to first floor, understairs storage cupboard, laminate style flooring and radiator.

Downstairs Shower Room

Comprising of walk in shower, vanity style wash hand basin, low level flush WC, radiator, ceiling spotlights, extractor and UPVC double glazed opaque window to front aspect.

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)
UPVC double glazed window to front aspect, radiator and laminate style flooring.

Dining Room

8' 8" x 11' 4" (2.64m x 3.45m)
Double glazed window to rear aspect, radiator and laminate style flooring.

Kitchen/Breakfast Room

19' x 11' 7" (5.79m x 3.53m)
Kitchen island, bi-fold doors and bi-fold window to rear aspect, laminate style flooring, skylight, ceiling spotlights. Fitted kitchen with a range of wall and base units with contrasting roll top work surfaces, dishwasher, electric oven, induction hob with four ring and extractor above.

Bedroom One

13' 1" x 8' 2" (3.99m x 2.49m)
Double glazed window to front aspect and radiator.

Landing

Bedroom Two

9' 4" x 12' 3" (2.84m x 3.73m)
UPVC double glazed window to front aspect and radiator.

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)
UPVC double glazed window to rear aspect and radiator.

Bedroom Four

9' 4" x 9' 8" (2.84m x 2.95m)
UPVC double glazed window to front aspect, storage cupboard and radiator.

Bathroom

Panelled bath, wall mounted wash hand basin, low level flush WC, UPVC double glazed opaque window to rear aspect, double shower and radiator.

Externally

Gardens to the front and rear. The rear garden is larger than average mainly laid to lawn with mature flower borders and shrubbery, split level with patio area. The front garden is laid to lawn with double driveway provide off road parking.





view this property online mannersandharrison.co.uk/Property/MAR111372



welcome to

Westwick Terrace, Middlesbrough

- EXCEPTIONAL HOME
- EXTENDED
- RECENTLY RENOVATED
- DOWNSTAIRS SHOWER ROOM
- DOUBLE DRIVEWAY

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

£210,000



Ground Floor



First Floor

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.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR111372



Property Ref:
MAR111372 - 0003

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