





**Plough Grange, Middlesbrough TS5 8FQ**

manners & harrison

*welcome to*

# Plough Grange, Middlesbrough

Perfectly suited to growing families, this substantial five-bedroom home offers an abundance of space, modern finishes, and versatile accommodation throughout.

**Entrance Hall**
Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage cupboard, access to downstairs w/c.

**Lounge**
17' 11" x 12' 1" ( 5.46m x 3.68m )
UPVC double glazed window to rear, TV point, telephone point, radiator.

**Study**
8' 6" x 8' 2" ( 2.59m x 2.49m )
UPVC double glazed window to front, radiator.

**Downstairs W/C**
UPVC double glazed window to side, toilet, wash hand basin, radiator.

**Kitchen/Diner**
22' 9" x 17' 8" ( 6.93m x 5.38m )
Range of base and wall units with silestone work surfaces, bi fold doors leading to rear garden, sink with draining board and mixer tap, integral double electric oven, four ring induction hob, UPVC double glazed window to rear, extractor unit, integral fridge/freezer, snug area.

**Utility Room**
Range of base units, sink and draining board, UPVC double glazed window to side, radiator.

**Landing**
Storage cupboard, void loft access.

**Bedroom 1**
16' 4" x 14' 5" ( 4.98m x 4.39m )
UPVC double glazed window to front, built in wardrobes, radiator, access to en suite.

**En Suite**
Double shower cubicle, toilet, wash hand basin, UPVC double glazed window to side.

**Bedroom 2**
14' 4" x 9' 1" ( 4.37m x 2.77m )
UPVC double glazed window to rear, radiator, access to en suite.

**En Suite**
Double shower cubicle, wash hand basin, toilet, UPVC double glazed window to rear.

**Bathroom**
Shower, bath, wash hand basin, toilet, UPVC double glazed window to rear, radiator.

**Bedroom 3**
12' 10" x 8' 5" ( 3.91m x 2.57m )
UPVC double glazed window to front, radiator.

**Bedroom 4**
12' 10" x 8' 2" ( 3.91m x 2.49m )
UPVC double glazed window to front, storage cupboard, radiator.

**Bedroom 5**
9' 3" x 9' 2" ( 2.82m x 2.79m )
UPVC double glazed window to rear, radiator.

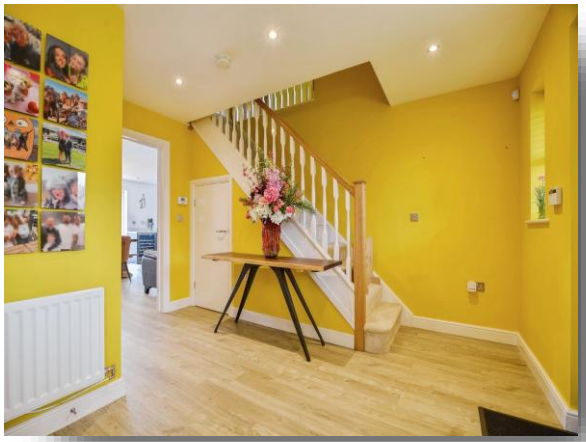
**Externally**
**Rear Garden**
Turfed garden, hot tub area, storage to the side of the property.

**Front Garden**
Double driveway, access to double garage, turfed garden.









**Agents Note**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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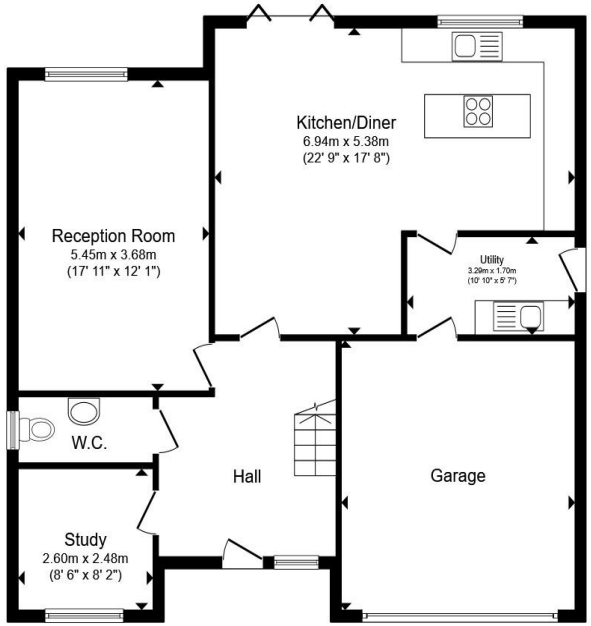
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# Plough Grange, Middlesbrough

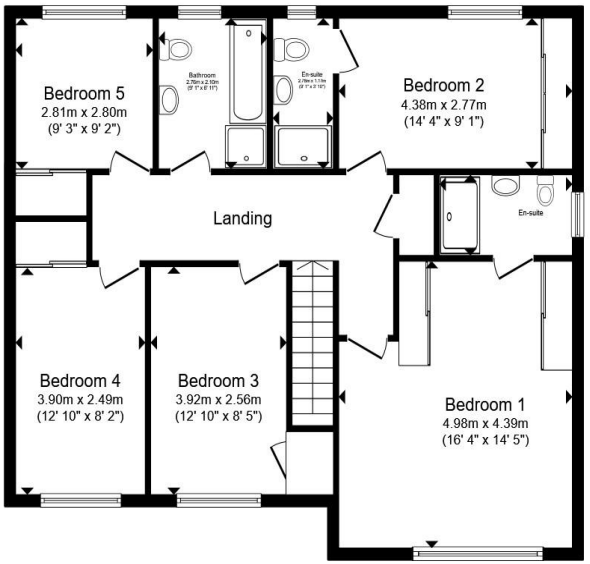
- IDEAL FOR FAMILIES
- MODERN KITCHEN
- UTILITY ROOM & DOWNSTAIRS W/C
- TWO EN SUITE BEDROOMS
- DOUBLE DRIVEWAY WITH DOUBLE GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: F

## £475,000




Ground Floor




First Floor

Total floor area 196.3 m² (2,113 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

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The Property Ombudsman

Property Ref:
MAR112492 - 0004

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