





Beech Grove Road, Middlesbrough TS5 6RE

manners & harrison

welcome to

Beech Grove Road, Middlesbrough

3 Bedroom Semi-Detached Family Home - Ready to Move Into. This well-presented three bedroom semi-detached home is ready to move straight into and offers spacious accommodation, perfect for family living.

Entrance Hallway
Entrance via UPVC door, karndean flooring, central heating radiator, understairs storage cupboard, UPVC double glazed window to front and staircase to first floor.

Lounge
12' 4" x 10' 11" (3.76m x 3.33m)
UPVC double glazed bay window to front, central heating radiator, TV and telephone point and decorative fireplace.

Reception Room
11' 8" x 11' 5" (3.56m x 3.48m)
UPVC double glazed window to rear, central heating radiator and cove cornicing to ceiling.

Kitchen
10' 11" x 7' (3.33m x 2.13m)
Fitted with a range of wall and base unit with complementing work surfaces, integral electric oven, four cylinder induction hob, extractor unit, sink with draining board and mixer tap, UPVC double glazed window to side and UPVC double glazed door leading to rear.

Landing
Stairs from hallway and UPVC double glazed window to side.

Bathroom
Toilet, bath, shower cubicle, wash hand basin, tiled walls, UPVC double glazed window.

Bedroom One
11' 6" x 11' 6" (3.51m x 3.51m)
UPVC double glazed bay window to front and central heating radiator.

Bedroom Two
13' 9" x 10' 11" (4.19m x 3.33m)
UPVC double glazed window to rear and central heating radiator.

Bedroom Three
UPVC double glazed window to front and central heating radiator.

Externally
To the front of the property there is a small front palisade whilst to the rear there is turfed rear garden with patio seating area, flowerbed edging, access to a lean to. There is storage to the rear which is currently been used as a utility with wall units, work surfaces, plumbing for washing machine and electricity points and space for under counter appliances.

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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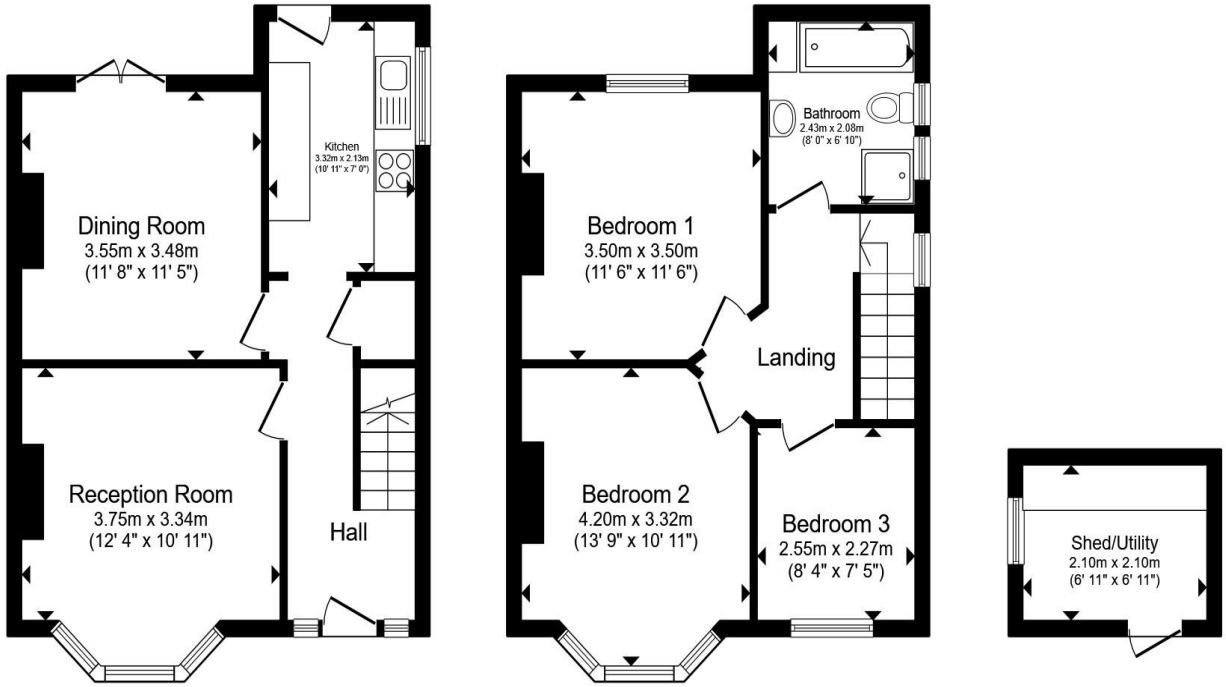
welcome to

Beech Grove Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- READY TO MOVE INTO
- MODERN BATHROOM
- ON STREET PARKING
- FRONT & REAR GARDEN

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

£155,000



Total floor area 85.8 m² (924 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:
MAR112720 - 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.

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