



**Bruntons Manor Court,  
Middlesbrough,  
TS3 8RP  
2 Bed - House - Semi-Detached  
Reduced To £55,000  
EPC Rating: D**

\*\*\*\* This property is of leasehold tenure however the lease will fall away upon completion along with any charges and become a freehold property \*\*\*\*

Enclosed rear garden is mainly laid to lawn with a small paved patio area.

\*\* Available with No Forward Chain \*\* This two bed semi-detached house is an ideal first purchase or investment property, close to local schools and amenities.

The accommodation comprises of; entrance door which opens directly into the lounge and a spacious dining kitchen with French doors to the rear garden. To the first floor; there are two bedrooms (one with built-in storage) and a family bathroom comprising of a three piece suite.

Externally; the enclosed rear garden is mainly laid to lawn with a small paved patio area.

Council Tax Band: A  
EPC Rating D  
Tenure Leasehold

### **Entrance**

Entrance door opens directly into the lounge.

### **Lounge**

14'9 x 10'7 (4.50m x 3.23m)

Two windows to front aspect, two radiators and staircase to front floor landing.

### **Dining Kitchen**

10'10 x 18' (3.30m x 5.49m)

### **Kitchen Area**

Wall, base and drawer units, four ring gas hob, electric oven with extractor, plumbing for washing machine and space for fridge and freezer, window to rear aspect.

### **Dining Area**

French doors opening onto the rear garden and radiator.

### **First Floor**

#### **Landing**

#### **Bedroom One**

9'8 x 15'10 (2.95m x 4.83m)

Two windows to first floor aspect, built in storage and radiator.

#### **Bedroom Two**

9'4 x 12'9 (2.84m x 3.89m)

window to rear aspect and radiator.

### **Family Bathroom**

Panelled bath, pedestal wash hand basin and low level WC, window to rear aspect and heated chrome towel rail.

### **External**







