





Birkhall Road, Middlesbrough TS3 9LJ

manners & harrison

welcome to

Birkhall Road, Middlesbrough

Situated in a popular residential location, this attractive two-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to upsize.

Entrance Hall
Enter through UPVC double glazed door into hallway, stairs to first floor, radiator.

Kitchen
19' 5" x 7' 1" (5.92m x 2.16m)
Range of base and wall units with complementary work surfaces, sink with draining board and mixer tap, UPVC double glazed window, UPVC double glazed patio doors to rear, radiator, four ring electric hob, extractor unit.

Utility Room
Plumbing for washing machine, work surface, base and wall units, access to w/c.

Downstairs W/C
UPVC double glazed window to front, wash hand basin, toilet.

Lounge
12' 5" x 11' 4" (3.78m x 3.45m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Landing
Bathroom
Bath, toilet, wash hand basin, mixer tap, UPVC double glazed window to rear, wall mounted shower, radiator.

Bedroom 1
15' 11" x 9' 11" (4.85m x 3.02m)
UPVC double glazed windows to front, radiator, storage cupboard.

Bedroom 2
11' 4" x 9' 9" (3.45m x 2.97m)
UPVC double glazed window to rear, radiator.

Externally
Front Garden
Turfed garden, patio area.

Rear Garden
Large patio, concrete section, enclosed by timber fencing.

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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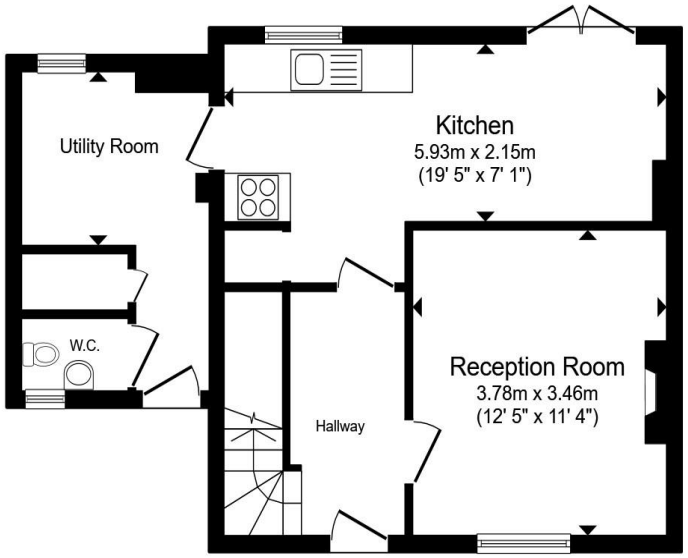
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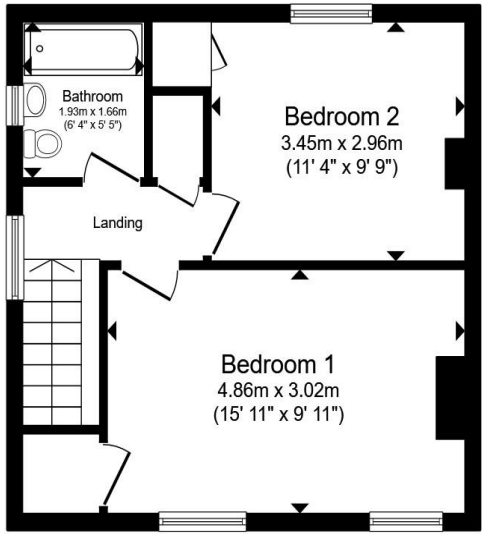
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- TWO WELL PROPORTIONED BEDROOMS
- FRONT & REAR GARDEN
- ON-STREET PARKING

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

£90,000



Ground Floor



First Floor

Total floor area 83.9 m² (904 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:
MAR112721 - 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.

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