



**Lawson Close, South Bank Middlesbrough TS6 6QN**

**welcome to**

## **Lawson Close, South Bank Middlesbrough**

The property features gas central heating, double glazing throughout and benefits from a driveway providing off-street parking.

### **Entrance Hall**

Entered via UPVC double glazed door into hallway, stairs to first floor.

### **Lounge**

20' 3" x 13' 2" incl wall recess ( 6.17m x 4.01m incl wall recess )

UPVC double glazed window to front, radiator, UPVC double glazed window to rear, fireplace, lounge through diner.

### **Kitchen**

10' 6" x 9' 5" ( 3.20m x 2.87m )

UPVC double glazed window to rear, UPVC double glazed door to rear garden, range of base and wall units, contrast roll top work surfaces, integrated oven, four ring gas hob with extractor above, single bowl single drainer stainless steel sink units with mixer tap, recess for appliances, radiator, understairs storage cupboard.

### **Inner Hallway**

Access to front and rear, access to downstairs cloakroom/WC.

### **Downstairs W/C**

Low level low flush W/C.

### **Utility**

11' 10" x 4' 9" ( 3.61m x 1.45m )

UPVC double glazed window to front.

### **Landing**

Two storage cupboards.

### **Bedroom 1**

12' x 11' 7" ( 3.66m x 3.53m )

UPVC double glazed window to front, radiator.

### **Bedroom 2**

11' 6" x 10' 7" ( 3.51m x 3.23m )

UPVC double glazed window to rear, radiator, storage cupboard.

### **Bedroom 3**

8' 6" x 8' 1" ( 2.59m x 2.46m )

UPVC double glazed window to front, radiator, storage cupboard.

### **Bathroom**

Panelled bath , pedestal wash hand basin, UPVC double glazed opaque window to rear.

### **Separate W/C**

UPVC double glazed window to side, low level flush W/C.

### **Externally Front Garden**

Access via gate, provides off road parking.

### **Rear Garden**

Paved with shared to side.

### **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.





***view this property online*** [mannersandharrison.co.uk/Property/MAR111466](https://mannersandharrison.co.uk/Property/MAR111466)



welcome to

## Lawson Close, South Bank Middlesbrough

- IDEAL FOR FIRST TIME BUYERS/INVESTMENT
- DOWNSTAIRS W/C
- UTILITY
- 3 WELL PROPORTIONED BEDROOMS
- DRIVEWAY

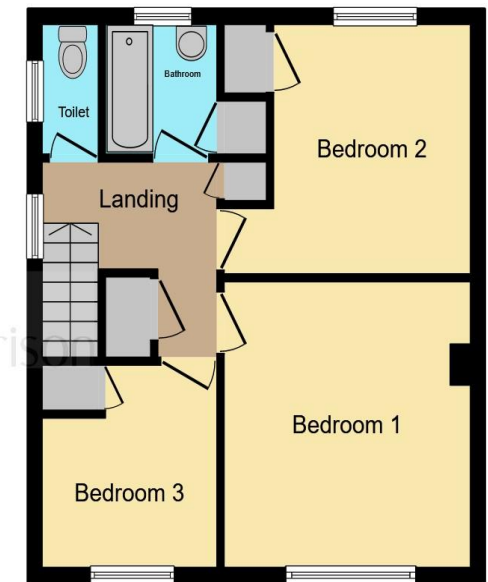
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£90,000**



**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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/MAR111466](http://mannersandharrison.co.uk/Property/MAR111466)



Property Ref:  
MAR111466 - 0004

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**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**