





Wayfaring Road, Ladgate Middlesbrough TS8 9QN

manners & harrison

welcome to

Wayfaring Road, Ladgate Middlesbrough

Well-presented three-bedroom semi-detached family home on the popular Orchid Gardens development by Persimmon. Close to local amenities, schools, public transport and James Cook Hospital. Benefits include en-suite, driveway, integral garage and enclosed rear garden. Early viewing recommended.

Entrance Porch
Access to lounge, radiator.

Downstairs W/C
Toilet, wash hand basin, radiator.

Lounge
15' 7" x 10' 4" (4.75m x 3.15m)
UPVC double glazed window to front, radiator.

Kitchen
18' 10" x 7' 10" (5.74m x 2.39m)
Oven, gas hob, extractor fan, splash back, washer/dryer, sink with draining board, boiler in housing unit, UPVC double glazed window to rear, under stairs storage cupboard, radiator, UPVC double glazed door to rear.

Landing
Loft access, storage cupboard.

Bedroom 1
19' x 8' 10" (5.79m x 2.69m)
Two UPVC double glazed windows to front, radiator.

En Suite
Toilet, shower, wash hand basin, splash back, radiator, extractor fan.

Bedroom 2
11' 7" x 8' 9" (3.53m x 2.67m)
UPVC double glazed window to rear, radiator.

Bedroom 3
9' 10" x 7' 3" (3.00m x 2.21m)
UPVC double glazed window to rear, radiator.

Bathroom
Toilet, wash hand basin, UPVC double glazed window to side, bath, splash back, radiator, extractor fan,

Externally
Front Garden
Lawn, driveway, integral garage.

Rear Garden
Enclosed by timber fencing, lawn, patio.

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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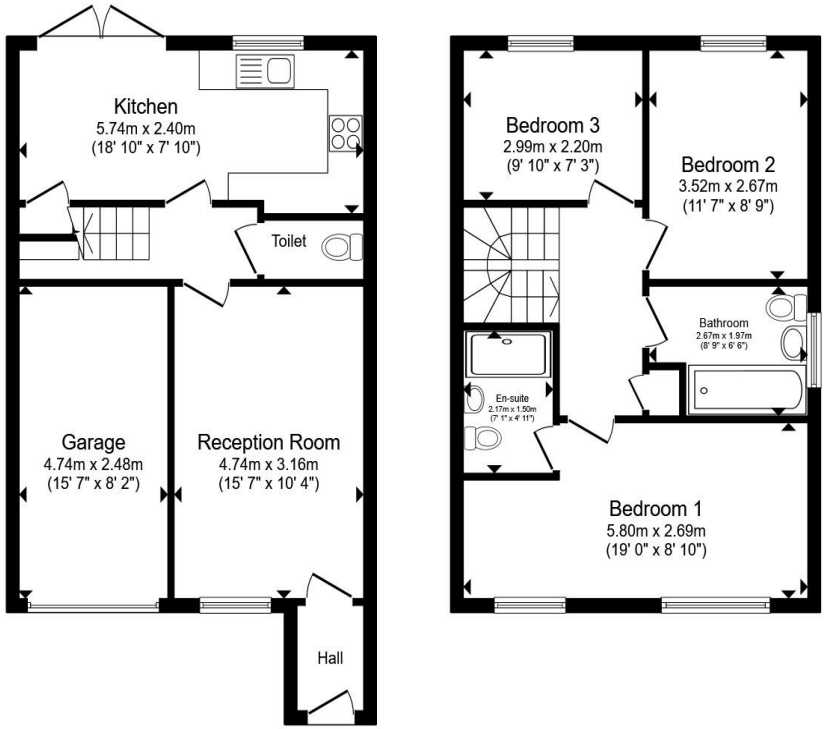
welcome to

Wayfaring Road, Ladgate Middlesbrough

- PERFECT FIRST TIME HOME
- READY TO MOVE INTO
- THREE WELL-PROPORTIONED BEDROOMS
- FRONT & REAR GARDEN
- DRIVEWAY

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

£195,000



Ground Floor **First Floor**

Total floor area 97.4 m² (1,048 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:
MAR112351 - 0002

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