



Lexden Avenue, Middlesbrough TS5 8AP

welcome to

Lexden Avenue, Middlesbrough

A rare opportunity to acquire this four-bedroom detached home, which has recently undergone a comprehensive uplift to create a stylish and highly functional family residence.

Porch

Entered through a UPVC double glazed door into the porch, UPVC double glazed windows.

Hallway

Staircase to first floor, central heating radiator, understairs storage cupboard.

Lounge

UPVC double glazed window, central heating radiator, TV point, telephone point.

Reception Room 2/ Dining Room

UPVC double glazed patio door leading to rear garden, UPVC double glazed door to rear, central heating radiator.

Kitchen

Range of wall and base units with complimentary working surfaces, integral fridge/ freezer, recess for cooker, extractor fan, UPVC double glazed window to the side, sink with draining board, spotlights to ceiling.

Downstairs Shower Room

UPVC double glazed window to side, toilet, wash hand basin, double shower cubicle.

Landing

Staircase from hallway.

Bedroom 1

UPVC double glazed window to rear, central heating radiator.

Bedroom 2

UPVC double glazed window to front, central heating radiator.

Bedroom 3

UPVC double glazed window to rear, central heating radiator.

Bedroom 3

UPVC double glazed window to rear, central heating radiator.

Bedroom 4

UPVC double glazed window to front, central heating radiator.

Bathroom

Bath with shower, toilet, wash hand basin with tap, UPVC double glazed windows to front and side.

Externally Front Of Property

Multiple car driveway to front, driveway to side of property leading to garage.

Rear Of Property

Small patio section, lawned rear garden, side access to garage.





view this property online mannersandharrison.co.uk/Property/MAR111601



welcome to

Lexden Avenue, Middlesbrough

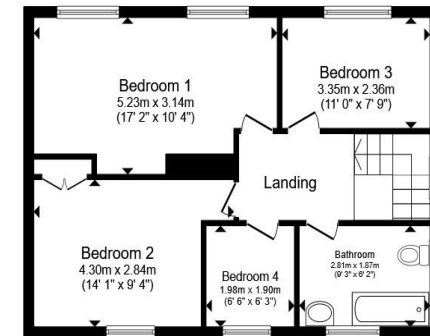
- MULTIPLE CAR DRIVEWAY
- 2 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN
- PRIVATE REAR GARDEN

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

£230,000



Ground Floor



First Floor

Total floor area 135.1 m² (1,454 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


manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR111601



Property Ref:
MAR111601 - 0006

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



Marton@mannersandharrison.co.uk



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



mannersandharrison.co.uk