





Arthur Street, Great Ayton Middlesbrough TS9 6DD

manners & harrison

welcome to

Arthur Street, Great Ayton Middlesbrough

A charming two bedroom end of terrace property in the highly desirable village of Great Ayton. Offering spacious accommodation, two double bedrooms, shared rear garden and garage with off-street parking. Ideally located for local amenities, transport links and countryside walks. Ideal for homeowners

Entrance Hall
UPVC double glazed door to front, radiator.

Lounge
UPVC double glazed window to front, UPVC double glazed window to side, two radiators, under stair storage cupboard.

Kitchen
UPVC double glazed window to side and rear, UPVC double glazed door to rear, sink, oven, induction hob, splash back, range of wall and base units with complementary work surfaces, recess for appliances.

Bathroom
Bath with shower, UPVC double glazed window to rear, radiator, toilet.

Landing
UPVC double glazed window to side, void loft access.

Bedroom 1
UPVC double glazed window to front, radiator, built in storage cupboard housing boiler.

Bedroom 2
UPVC double glazed window to rear, radiator, built in wardrobe.

Externally
Rear Garden
Enclosed by brick wall, access to garage.

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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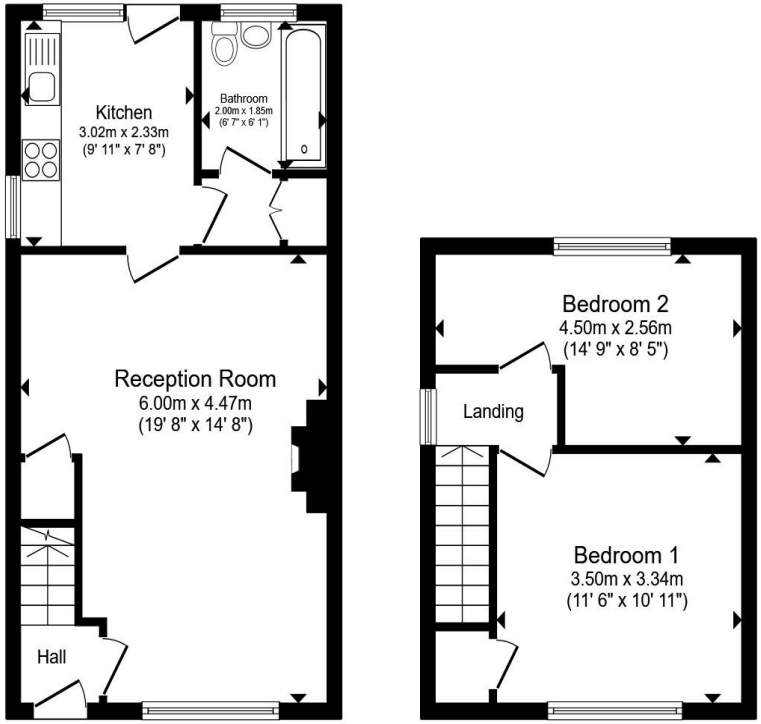
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Arthur Street, Great Ayton Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR DOWNSIZERS
- TWO BEDROOM HOME
- REAR YARD
- GARAGE

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

£130,000



Total floor area 68.0 m² (732 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:
MAR112757 - 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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