



Ash Grove, Middlesbrough TS6 6SS

welcome to

Ash Grove, Middlesbrough

A fantastic opportunity to acquire this three-bedroom semi-detached home, offering excellent potential throughout and ideal for buyers looking to put their own stamp on a property.

Entrance Porch

Enter through UPVC double glazed door into porch, UPVC double glazed window to side, doorway leading to hallway.

Hallway

Radiator, staircase to first floor.

Dining Room

UPVC double glazed window to front, radiator.

Lounge

UPVC double glazed window to front, radiator, coved cornicing to ceiling.

Kitchen

Range of base and wall units with complementary work surfaces, four ring electric hob, integral electric oven, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, radiator.

Landing

UPVC double glazed window to side, void loft access.

Bathroom

Bath, toilet, wash hand basin, UPVC double glazed window to rear.

Bedroom 1

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

UPVC double glazed window to front, radiator.

Bedroom 3

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

Externally Rear Garden

Patio section, turfed garden, access to garage, partial timber built storage shed.

Front Garden

Stoned front garden, driveway leading to garage.





view this property online mannersandharrison.co.uk/Property/MAR112131



welcome to

Ash Grove, Middlesbrough

- OFFERS GREAT POTENTIAL
- THREE WELL-PROPORTIONED BEDROOMS
- DRIVEWAY
- GARAGE
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£105,000

view this property online mannersandharrison.co.uk/Property/MAR112131



Property Ref:
MAR112131 - 0003

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



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



mannersandharrison.co.uk