8 Sherbourne Walk, Middlesbrough

£140,000

Michael Poole
SALES - LETTINGS - AUCTIONS

8 Sherbourne Walk

Middlesbrough

This Modern Three Bedroom End of Terrace Home Offers a Great Starting Point for First Time Buyers & Young Couples Alike!

- A Great Starting Point for First Time Buyers & Young Couples Alike
- Chain Free Sale!
- UPVC Double Glazed Windows & Composite Front Door
- Gas Central Heating with A Combi Boiler
- Modern Kitchen/Diner
- Off Street Parking For Two Cars
- Rear Garden with Lawn, Artificial Grass, Decking & a Useful Storage Shed

8 Sherbourne Walk

Middlesbrough

Ideal for getting your foot on the property ladder! Offered as a chain free sale!

Within walking distance of some good schooling and shops, you really can't fall off with this lovely, well-kept and modern three bedroom home!

Notable features include gas central heating with a combi boiler, modern bathroom with a stylish three piece suite, off street parking for two cars, modern kitchen/diner, rear garden with a lawn, artificial grass, decking and a useful storage shed, ground floor WC and a family friendly layout.

The property comprises entrance, lounge, kitchen/diner and ground floor WC.

On the first floor there are three bedrooms and a bathroom.

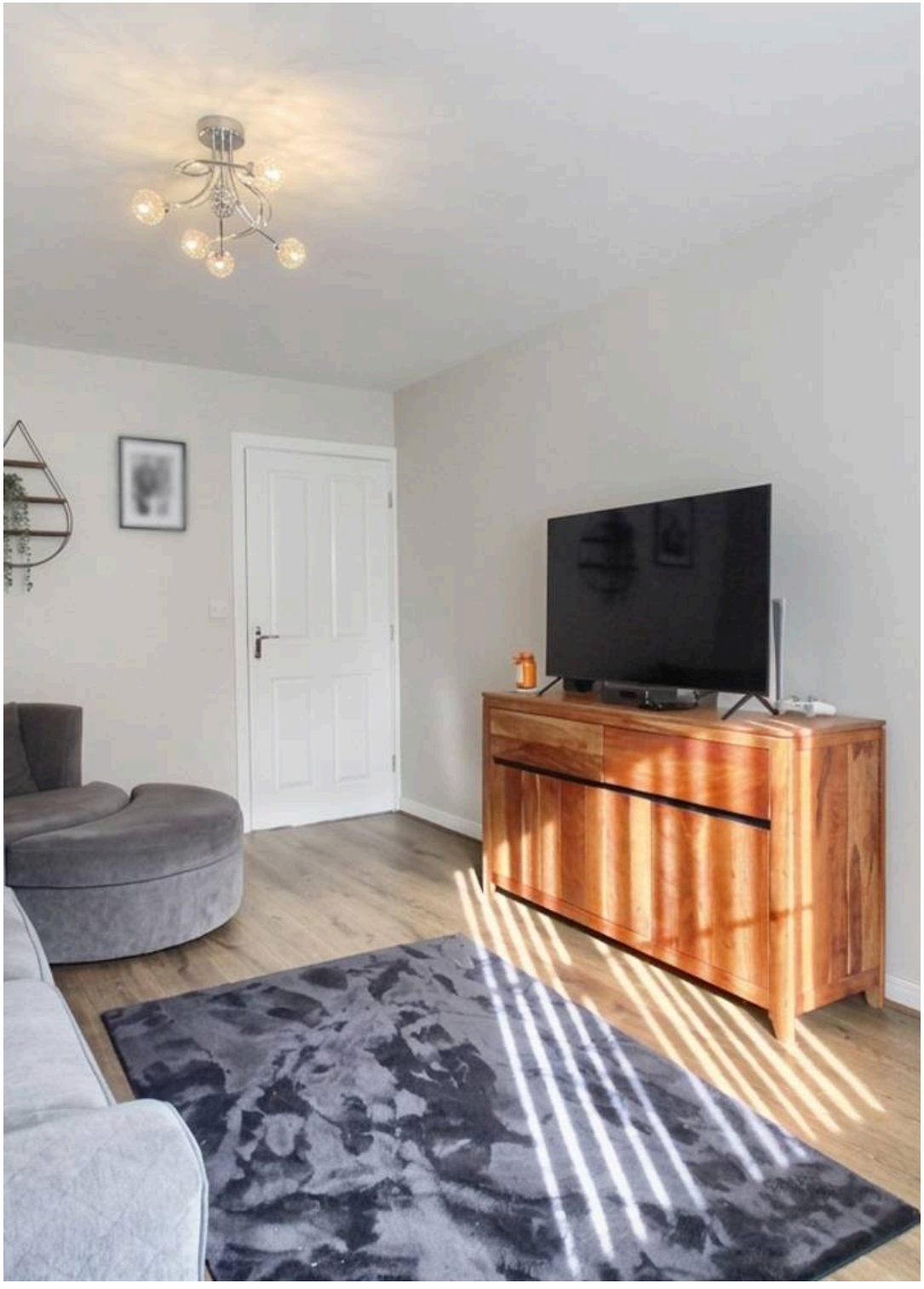
Externally there is off street parking to the front for two cars and a rear garden with a lawn and decking with a shed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

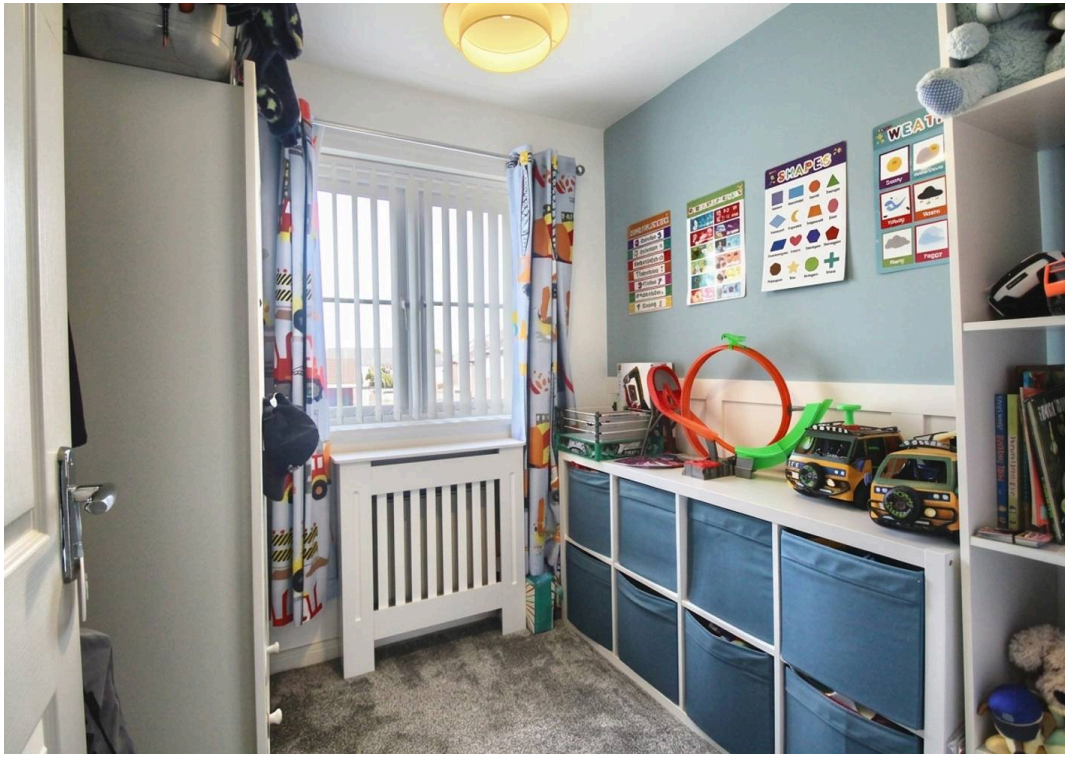
EPC Environmental Impact Rating:

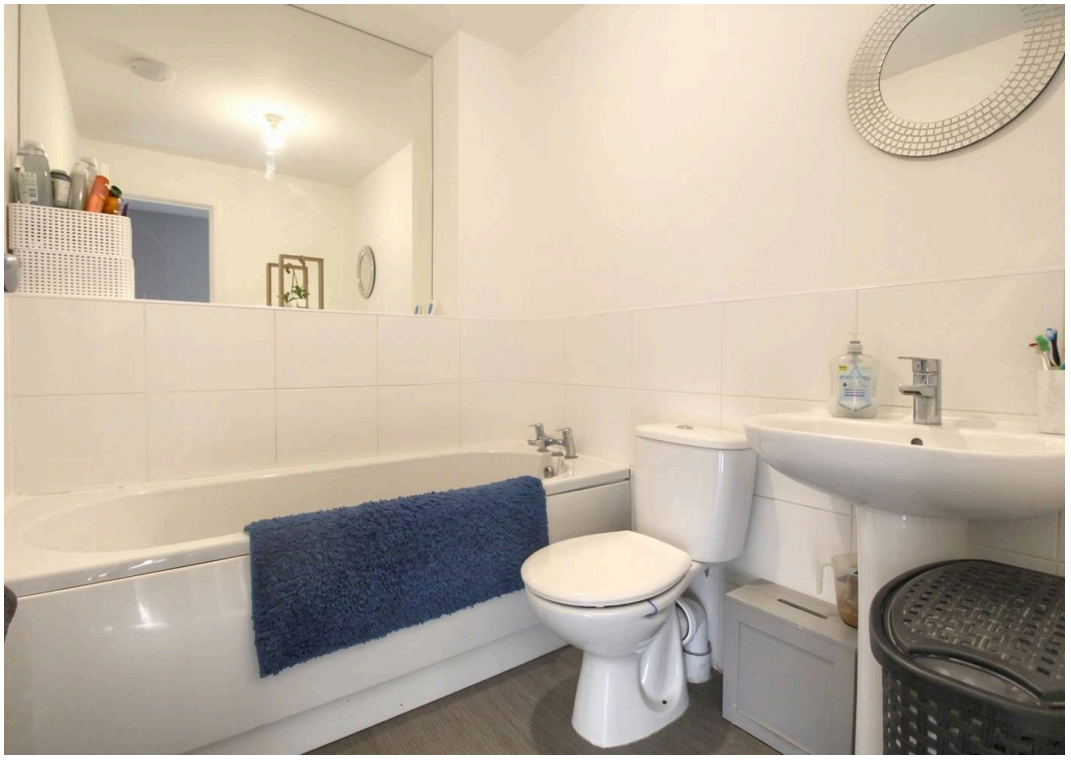


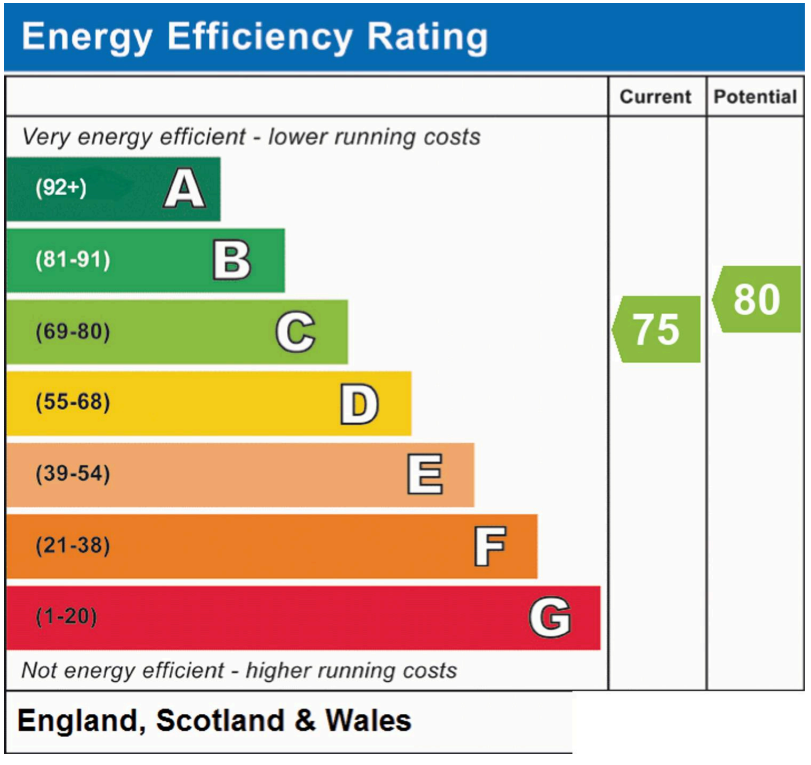
Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
TM/LS/09102026

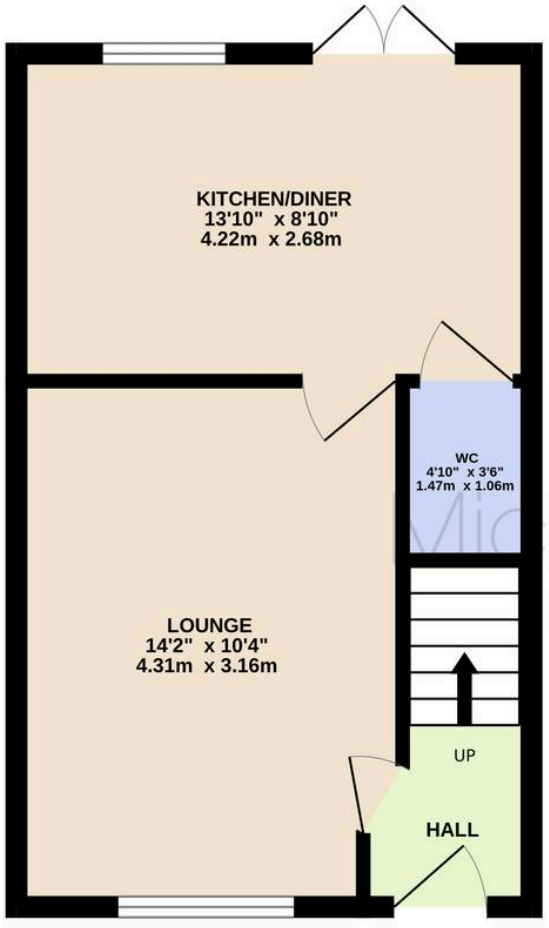
MARVEL
SPOOKY


SHAPES

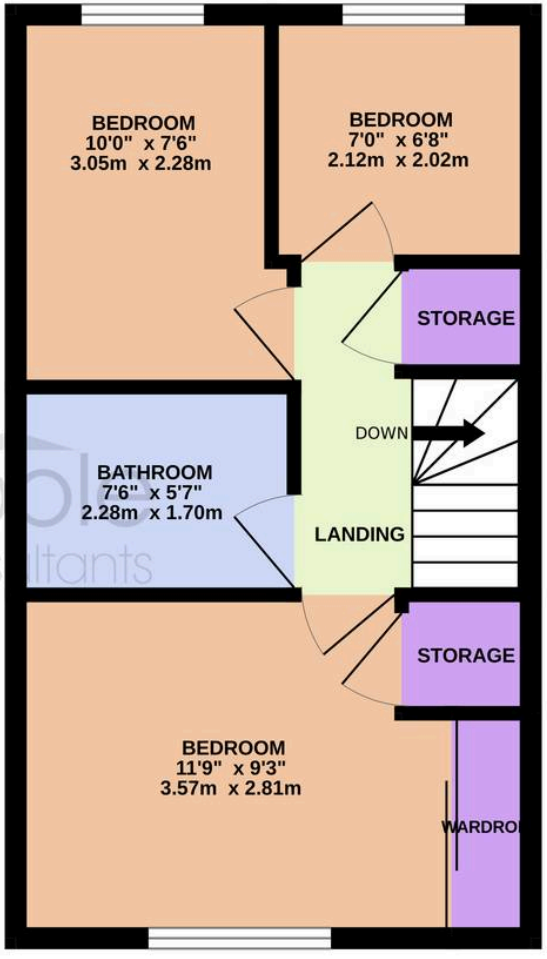



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
80
England, Scotland & Wales

GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



Michael Poole
property consultants

TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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