



**Sunningdale Road, Middlesbrough TS4 3HU**

**welcome to**

## **Sunningdale Road, Middlesbrough**

Located in the popular TS4 area, this well proportioned four bedroom home offers spacious accommodation ideal for family living.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, under stair storage cupboard, fuse box, staircase to first floor.

### **Lounge**

11' 11" excl fire place x 17' 2" excl window bay ( 3.63m excl fire place x 5.23m excl window bay )  
UPVC double glazed window to the front, UPVC double glazed sliding door to the rear, radiator, fire place with mantle, coving.

### **Reception Room 2**

14' 3" x 10' 11" ( 4.34m x 3.33m )  
UPVC double glazed sliding doors to rear, fire place with mantle, radiator, coving, dado rail.

### **Kitchen**

24' 10" on angle x 8' 11" ( 7.57m on angle x 2.72m )  
Fully fitted kitchen, sink with draining board, UPVC double glazed window to rear, recess for dishwasher, washer/dryer, fridge/freezer, radiator, four ring gas hob, extractor fan, built in oven with grill, UPVC double glazed door to side.

### **Landing**

UPVC double glazed window to front, access to the loft, storage cupboard housing water tank.

### **Bedroom 1**

10' 2" x 8' 7" excl door recess ( 3.10m x 2.62m excl door recess )  
UPVC double glazed windows to rear, radiator, fitted wardrobes, fitted cupboard for storage.

### **Bedroom 2**

8' 7" x 9' 7" ( 2.62m x 2.92m )  
UPVC double glazed window to side, coving, radiator.

### **Bedroom 3**

6' 8" x 11' 5" excl fitted cupboard ( 2.03m x 3.48m excl fitted cupboard )  
UPVC double glazed window to front, radiator, fitted cupboards.

### **Bedroom 4**

5' x 9' 8" ( 1.52m x 2.95m )  
Fitted cupboard, radiator, UPVC double glazed window.

### **Family Bathroom**

UPVC double glazed frosted window to rear, panel style bath, over head shower, pedestal style hand basin, toilet, hand style towel radiator.

### **Externally**

#### **Rear Garden**

Small garden, laid to lawn.

#### **Front Garden**

Driveway leading to garage, laid to lawn, easy maintainable.





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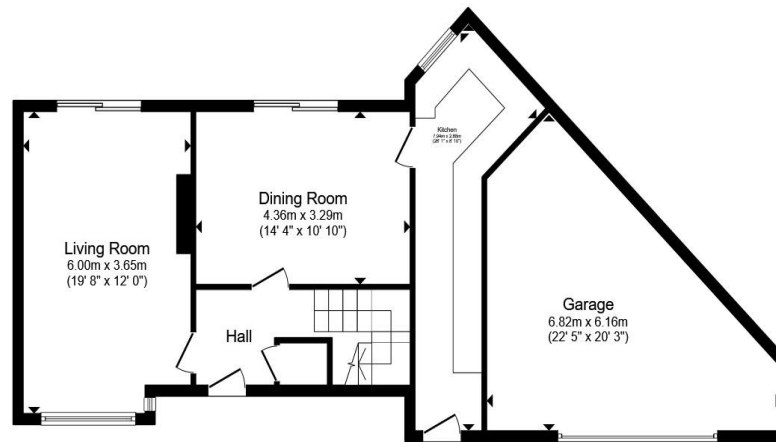
## Sunningdale Road, Middlesbrough

- INVESTMENT OPPORTUNITY
- IDEAL FOR FAMILIES
- DRIVEWAY
- GARAGE
- FRONT & REAR GARDEN

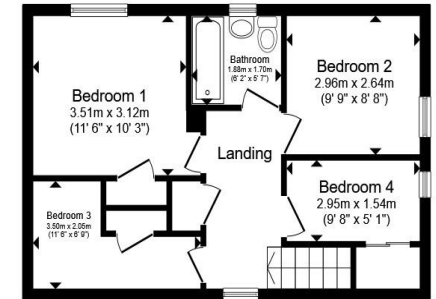
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£140,000**



Ground Floor



First Floor

Total floor area 122.5 m<sup>2</sup> (1,318 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](http://www.propertybox.io)



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**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)