





Oxford Road, Middlesbrough TS5 5EQ

manners & harrison

welcome to

Oxford Road, Middlesbrough

Well-presented three-bedroom mid-terraced home on popular Oxford Road, Middlesbrough. Offering spacious accommodation, two reception rooms, kitchen, utility, family bathroom and loft storage. Enclosed gardens front and rear. Close to schools, amenities and transport links. Early viewing recommended!

Entrance Porch
Access to hallway.

Hallway
Radiator, staircase to first floor.

Lounge
13' 11" x 11' 5" (4.24m x 3.48m)
UPVC double glazed window to front, electric fireplace, radiator.

Dining Room
13' x 11' 6" (3.96m x 3.51m)
UPVC double glazed window to rear, radiator.

Kitchen
19' 5" x 6' (5.92m x 1.83m)
UPVC double glazed window to side, recess for dual oven, wall and base units, boiler, sink with draining board, splash back, recess for appliances.

Landing
Bedroom 1
11' 7" x 11' 1" (3.53m x 3.38m)
UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom 2
13' 1" x 10' 5" (3.99m x 3.17m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7' 11" x 6' 8" (2.41m x 2.03m)
UPVC double glazed window to rear, radiator.

Bathroom
Bath with shower head, UPVC double glazed window to rear, towel rail, toilet, wash hand basin, splash back tiles.

Externally
Front Garden
Enclosed garden.

Rear Garden
Shed, lawn, enclosed timber fencing.

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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welcome to

Oxford Road, Middlesbrough

- IDEAL FOR FAMILIES
- MODERN KITCHEN
- DINING ROOM
- REAR GARDEN
- ON STREET PARKING

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

£135,000



Total floor area 126.5 m² (1,361 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:
MAR112729 - 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.

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