



Bilsdale Road, Middlesbrough TS4 2LQ

welcome to

Bilsdale Road, Middlesbrough

Located in the popular TS4 area of Middlesbrough, this well-presented home offers stylish and practical living space, ideal for families.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator, under stair storage cupboard, access to downstairs W/C.

Downstairs W/C

Central heating boiler, UPVC double glazed window to side, wash hand basin and toilet.

Lounge

14' 3" x 14' 7" (4.34m x 4.45m)
UPVC double glazed bay window to front, radiator, gas fire with decorative fire surround, karndean flooring, TV point, telephone point.

Dining Room

12' 6" x 13' 5" (3.81m x 4.09m)
UPVC double glazed patio door leading to rear garden, UPVC double glazed window to rear, radiator.

Kitchen

8' x 23' (2.44m x 7.01m)
Range of base and wall units with complementary work surfaces, utility section to rear, UPVC double glazed window to rear, recess for under counter appliances, integral electric oven, four ring gas hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed door leading to rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

12' 8" x 14' 10" (3.86m x 4.52m)
UPVC double glazed bay window to front, radiator, fitted wardrobes.

Bedroom 2

11' 5" x 12' 8" (3.48m x 3.86m)
UPVC double glazed window to rear, radiator, fitted wardrobes with sliding doors.

Bedroom 3

7' 8" x 8' 1" (2.34m x 2.46m)
UPVC double glazed window to front, radiator.

Bathroom

Bath, wall mounted shower with rainfall style shower head, storage cupboard, heated chrome towel rail, wash hand basin with mixer tap and under storage, UPVC double glazed window to side.

Externally Rear Garden

Concrete imprinted patio seating area, artificial turfed garden, access to garage.

Front Garden

Driveway leading to garage.





view this property online mannersandharrison.co.uk/Property/MAR111794



welcome to

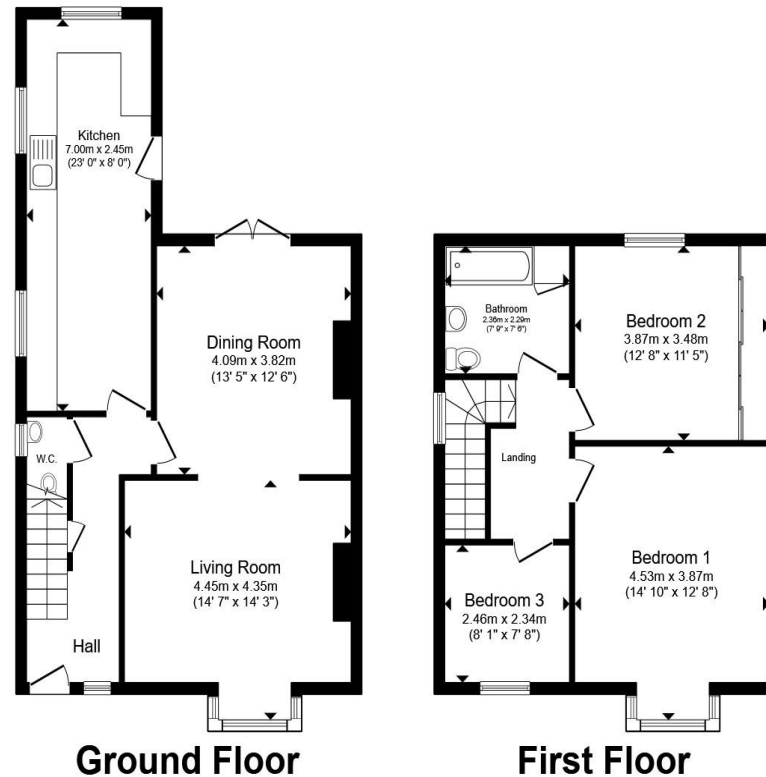
Bilsdale Road, Middlesbrough

- MODERN DOWNSTAIRS AREA
- MULTI CAR DRIVEWAY
- LOW MAINTENANCE GARDEN
- MODERN BATHROOM
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£160,000



Total floor area 111.3 m² (1,198 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


manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR111794



Property Ref:
MAR111794 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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