



Glentworth Avenue, Middlesbrough TS3 0QH

welcome to

Glentworth Avenue, Middlesbrough

This beautifully presented three-bedroom semi-detached home is ready to move straight into, making it an ideal choice for first-time buyers, growing families, or anyone seeking a home with nothing to do but unpack

Entrance Porch

Enter through UPVC double glazed door into porch, UPVC double glazed window to side, radiator.

Lounge

15' 2" x 13' 9" (4.62m x 4.19m)

UPVC double glazed window to front, staircase to first floor, radiator, TV point, telephone point.

Kitchen

15' 6" x 10' 7" (4.72m x 3.23m)

Range of base and wall units with complementary work surfaces, sink with draining board and mixer tap, recess for cooker and fridge/freezer, extractor fan, UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear, plumbing for washing machine.

Landing

Void loft access.

Bathroom

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

Bedroom 1

12' 10" x 9' 6" (3.91m x 2.90m)

UPVC double glazed window to front, radiator.

Bedroom 2

11' 2" x 9' 3" (3.40m x 2.82m)

UPVC double glazed window to rear, radiator.

Bedroom 3

12' 6" max x 5' 11" excl bulk head (3.81m max x 1.80m excl bulk head)

UPVC double glazed window to front, radiator.

Externally

Rear Garden

Turfed garden, patio seating area.

Front Garden

Driveway.





view this property online mannersandharrison.co.uk/Property/MAR112048



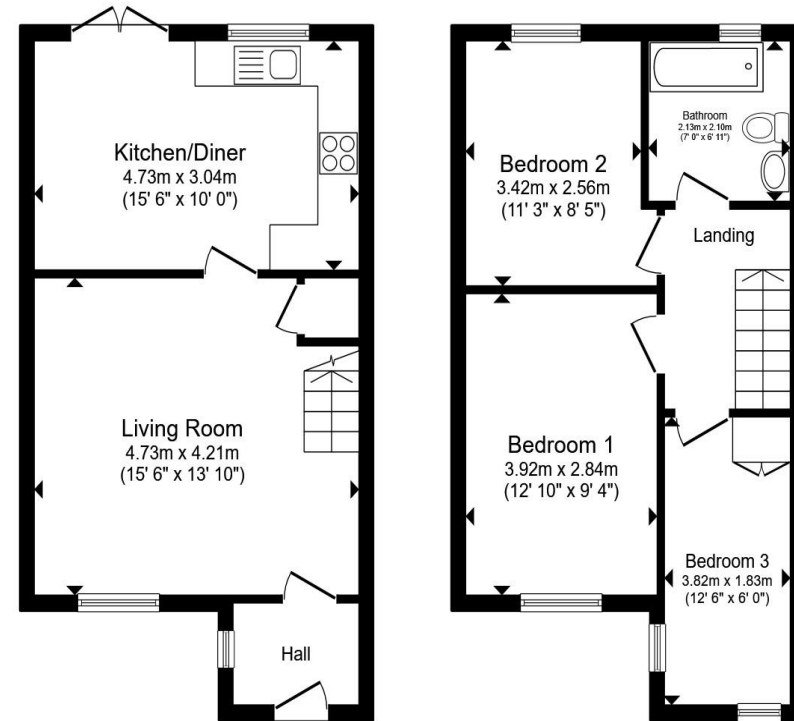
welcome to

Glentworth Avenue, Middlesbrough

- READ TO MOVE INTO
- GREAT FOR FIRST TIME BUYERS
- MODERN KITCHEN
- SPACIOUS LIVING AREA
- DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£115,000



Ground Floor

First Floor

Total floor area 74.9 m² (806 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



view this property online mannersandharrison.co.uk/Property/MAR112048



Property Ref:
MAR112048 - 0002

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