



Greenland Avenue, Middlesbrough TS5 4JJ

welcome to

Greenland Avenue, Middlesbrough

Three bedroom end terraced home, perfectly positioned on a generous corner plot offering large gardens to the front, side and rear, as well as off-road parking.

Entrance Porch

Entered via UPVC double glazed door to front, UPVC double glazed window to front, dado rail.

Entrance Lobby

Stairs to first floor, radiator.

Lounge

12' 5" excl door recess x 13' 5" (3.78m excl door recess x 4.09m)

UPVC double glazed window to front, radiator, dado rail, feature fireplace housing the boiler, understairs storage cupboard.

Kitchen/Diner

18' 4" x 13' 1" (5.59m x 3.99m)

UPVC double glazed window to rear, UPVC double glazed door to rear garden, UPVC double glazed door to side, double radiator, range of base and wall units, contrast roll top work surface, 1 1/2 bowl single drainer sink unit with mixer tap, recess for appliances, gas cooker, double oven with four ring gas hob, extractor above, part tiled splash back.

Landing

Access to roof void.

Bedroom 1

13' 5" x 9' 6" (4.09m x 2.90m)

UPVC double glazed window to front, radiator.

Bedroom 2

8' 4" x 10' 1" incl bulk head (2.54m x 3.07m incl bulk head)

UPVC double glazed window to front, radiator, storage cupboard above bulk head.

Bedroom 3

7' 4" x 9' 7" (2.24m x 2.92m)

UPVC double glazed window to rear, radiator.

Bathroom

Bath, pedestal wash hand basin, low level flush W/C, UPVC double glazed opaque window to rear, radiator, electric over bath shower, storage cupboard.

Externally Front Garden

Laid to lawn.

Rear Garden

Mainly paved, patio area, mature flower borders, shrubbery and trees, shed for storage.





view this property online mannersandharrison.co.uk/Property/MAR111698



welcome to

Greenland Avenue, Middlesbrough

- GENEROUS CORNER PLOT
- SPACIOUS KITCHEN/DINER
- WELL PROPORTIONED BEDROOMS
- DRIVEWAY
- IDEAL FOR FIRST TIME BUYERS

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

£100,000



view this property online mannersandharrison.co.uk/Property/MAR111698



Property Ref:
MAR111698 - 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 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