



**Hartland Grove, Middlesbrough TS3 0HL**

**welcome to**

## **Hartland Grove, Middlesbrough**

This beautifully presented three-bedroom terraced home offers stylish and well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

### **Downstairs W/C**

Toilet, wash hand basin, UPVC double glazed window to front.

### **Kitchen**

11' 5" x 18' 2" ( 3.48m x 5.54m )

Range of base and wall units with complementary work surfaces, dual sink with mixer tap, UPVC double glazed window to rear, integral electric oven, four ring gas hob, extractor fan, recess for fridge/freezer and appliances, radiator, UPVC double glazed door to rear garden.

### **Lounge**

12' 3" x 15' 1" max ( 3.73m x 4.60m max )

UPVC double glazed window to front, radiator, TV point, telephone point, decorative paneled walls.

### **Landing**

Void loft access.

### **Bathroom**

Toilet, wash hand basin, bath with hand held shower attachment, UPVC double glazed window to rear, radiator.

### **Bedroom 1**

12' 10" max x 11' 10" max ( 3.91m max x 3.61m max )

UPVC double glazed window to front, radiator, built in wardrobes.

### **Bedroom 2**

11' 11" x 8' 10" ( 3.63m x 2.69m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 9" x 8' 3" max ( 2.97m x 2.51m max )

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

### **Externally Rear Garden**

Turfed garden, patio area, gate leading onto rear garden, brick built storage shed.





***view this property online*** [mannersandharrison.co.uk/Property/MAR112267](https://mannersandharrison.co.uk/Property/MAR112267)



welcome to

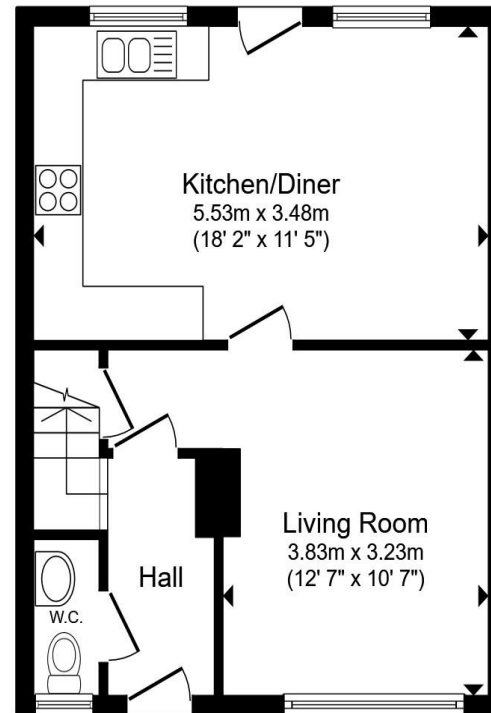
## Hartland Grove, Middlesbrough

- GREAT FOR FIRST TIME BUYERS
- MODERN KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- REAR GARDEN
- ON-STREET PARKING

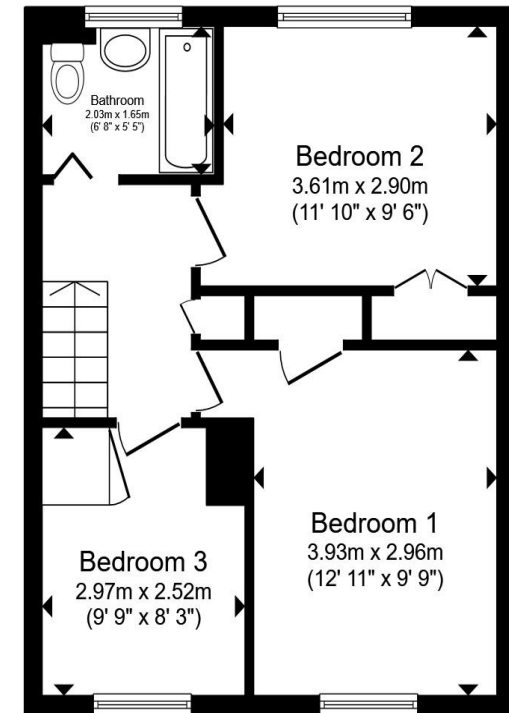
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of

**£110,000**



**Ground Floor**



**First Floor**

Total floor area 82.0 m<sup>2</sup> (882 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)

manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/MAR112267](http://mannersandharrison.co.uk/Property/MAR112267)



Property Ref:  
MAR112267 - 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.

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**



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



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



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