



Barker Road, Middlesbrough TS5 5EW

welcome to

Barker Road, Middlesbrough

This well-presented five-bedroom terraced home on Barker Road offers generous living space across three floors, making it an ideal choice for growing families.

Entrance Porch

UPVC double glazed window to front, leading to hallway.

Hallway

Staircase to first floor, radiator, under stair storage.

Lounge

17' 4" into bay x 14' 5" into recess (5.28m into bay x 4.39m into recess)

UPVC double glazed bay window to front, radiator, gas fire with decorative fire surround, TV point, telephone point, shelving into alcoves, decorative coved cornicing.

Dining Room

12' 10" x 17' 8" max (3.91m x 5.38m max)

Radiator, gas fire, UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, decorative coving to ceiling.

Kitchen

11' 9" max x 23' 6" (3.58m max x 7.16m)

Range of base and wall units with complementary work surfaces, recess for cooker, UPVC double glazed windows, baxi boiler, recess for appliances, 1 1/2 bowl sink with draining board and mixer tap, door leading to utility room.

Utility Room

8' 4" max x 6' 1" (2.54m max x 1.85m)

UPVC double glazed window to side, UPVC double glazed door to rear garden, wash hand basin with draining board, plumbing for washing machine, access to downstairs W/C.

Landing

Staircase to upper floor, storage cupboard.

Bathroom

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

Bedroom 1

17' 4" into bay x 11' 6" into recess (5.28m into bay x 3.51m into recess)

UPVC double glazed bay window to front, radiator.

Bedroom 2

13' 7" x 11' 6" excl alcoves (4.14m x 3.51m excl alcoves)

UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom 3

10' 7" incl door recess x 11' 4" max (3.23m incl door recess x 3.45m max)

UPVC double glazed window to rear, radiator, UPVC double glazed window to side.

Bedroom 4

10' 3" x 7' 3" (3.12m x 2.21m)

UPVC double glazed window to front, radiator.

Bedroom 5 (loft)

13' 1" x 17' 1" (3.99m x 5.21m)

Velux window to front and rear, storage in alcoves.

Externally

Front Garden

Small palisade garden.

Rear Garden

Garage to rear, turfed garden, patio seating area, flower bed edging.





view this property online mannersandharrison.co.uk/Property/MAR111748



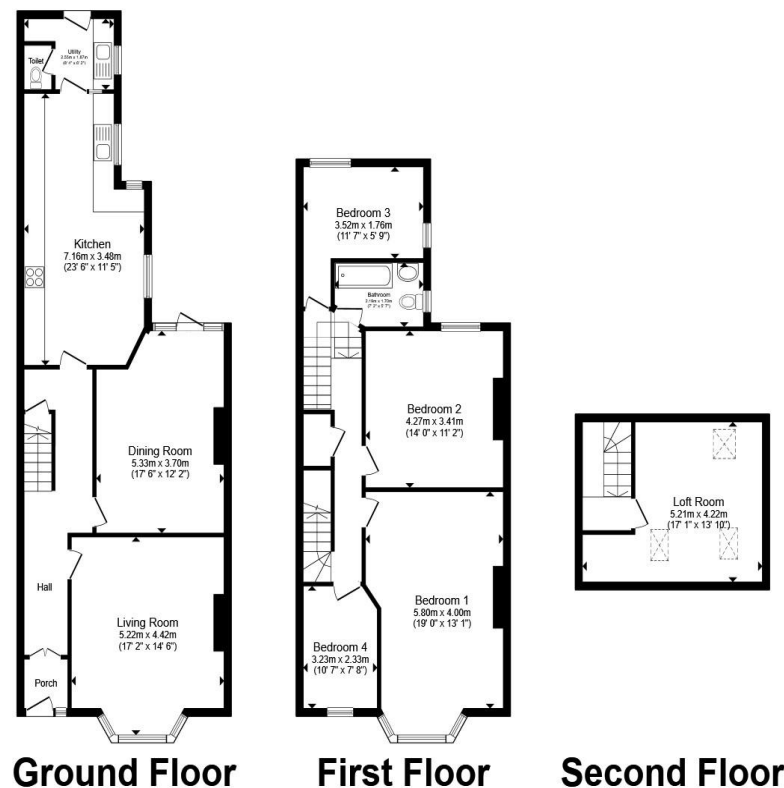
welcome to

Barker Road, Middlesbrough

- INVESTMENT OPPORTUNITY
- GREAT FOR FAMILIES
- LOFT SPACE
- GARAGE TO REAR
- ON-STREET PARKING

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

£240,000



Total floor area 179.6 m² (1,934 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/MAR111748



Property Ref:
MAR111748 - 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