



Crosswood Avenue, Middlesbrough TS6 0NL

welcome to

Crosswood Avenue, Middlesbrough

This stunning four-bedroom detached home offers the perfect blend of modern living and spacious family accommodation, complemented by a double detached garage.

Entrance Hall

Enter through UPVC double glazed composite door into hallway, tiled floor, staircase to first floor, UPVC double glazed window to rear, radiator.

Lounge

15' 2" x 14' 8" (4.62m x 4.47m)
UPVC double glazed window to front, radiator, TV point, telephone point, UPVC double glazed patio doors leading to rear garden, inset gas fire.

Reception Room 2

9' 10" x 10' 11" (3.00m x 3.33m)
UPVC double glazed window to front and side, radiator.

Downstairs W/C

Part tiled wall, toilet, wash hand basin, UPVC double glazed window to side, heated chrome towel rail.

Kitchen

20' 1" x 12' (6.12m x 3.66m)
Range of base and wall units with complementary work surfaces, UPVC double glazed window to side, UPVC double glazed bay window to side, bi fold UPVC doors to rear garden, integral electric microwave/oven, five ring induction hob, integral fridge/freezer.

Glass Garden Room

11' x 11' (3.35m x 3.35m)
Bi folding glass doors, glass roof, artificial decorative plant wall.

Landing

Void loft access, UPVC double glazed window to rear, shutter window, radiator.

Bathroom

Toilet, wash hand basin with mixer tap, bath with wall mounted shower, UPVC double glazed window to side, heated chrome towel rail.

Bedroom 1

18' 11" incl door recess x 11' 2" (5.77m incl door recess x 3.40m)
UPVC double glazed window to front and rear, radiator, access to en suite, fitted wardrobes.

En Suite

Toilet, wash hand basin and mixer tap, double shower cubicle, wall mounted shower, UPVC double glazed window to side, heated chrome towel rail.

Bedroom 2

10' 4" incl wardrobes x 14' 10" (3.15m incl wardrobes x 4.52m)
UPVC double glazed window to front and rear, fitted wardrobes, radiator.

Bedroom 3

11' 3" max x 10' (3.43m max x 3.05m)
UPVC double glazed window to front, radiator.

Bedroom 4

11' 10" x 8' 8" (3.61m x 2.64m)
UPVC double glazed window to front, radiator, built in storage cupboard.

Externally

Rear Garden

Landscaped garden, artificial turf, patio seating area, enclosed by timber fencing.

Front Garden

Driveway leading to double garage.





Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/MAR111986



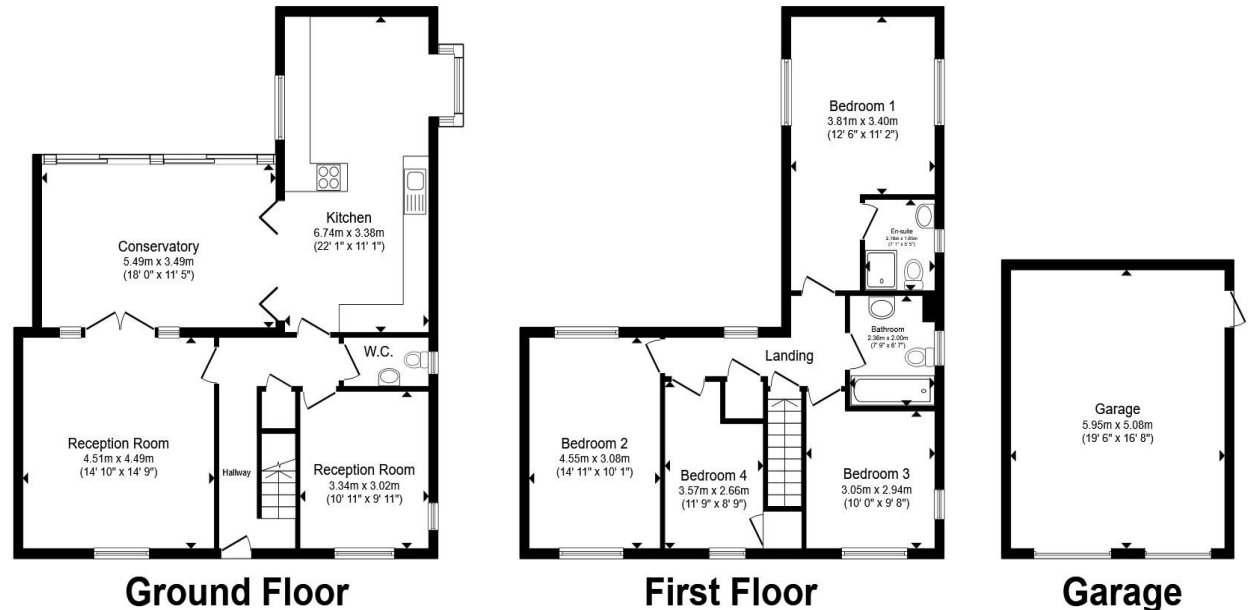
welcome to

Crosswood Avenue, Middlesbrough

- MODERN HOME
- GREAT FOR FAMILIES
- GLASS GARDEN ROOM
- DOUBLE GARAGE
- DRIVEWAY

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

offers over
£390,000



Total floor area 183.7 m² (1,977 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/MAR111986



Property Ref:
MAR111986 - 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



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk