





Kirknewton Road, Middlesbrough TS6 0EZ

manners & harrison

welcome to

Kirknewton Road, Middlesbrough

Situated in popular Normanby, this three-bedroom semi-detached family home offers spacious accommodation, including lounge, kitchen/diner and family bathroom. Externally boasts gardens to front and rear, driveway parking and garage. Close to schools, amenities and transport links.

Entrance Hall
UPVC double glazed door, stairs to first floor, radiator, under stair storage cupboard.

Lounge
13' max x 11' max (3.96m max x 3.35m max)
UPVC double glazed window to front, radiator.

Dining Room
14' max x 11' max (4.27m max x 3.35m max)
UPVC double glazed door to rear, radiator.

Kitchen
20' 1" max x 7' max (6.12m max x 2.13m max)
Landing
Bedroom 1
10' max x 14' max (3.05m max x 4.27m max)
UPVC double glazed window to front, radiator.

Bedroom 2
11' max x 11' max (3.35m max x 3.35m max)
UPVC double glazed window to rear, radiator.

Bedroom 3
6' x 7' (1.83m x 2.13m)
UPVC double glazed window to front, radiator.

Bathroom
Bath with shower, wash hand basin, toilet, UPVC double glazed window to side, towel rail, splash back.

Externally
Front Garden
Driveway, lawn, garage.

Rear Garden
Enclosed timber fencing, lawn, patio seating area, decking.

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.









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welcome to

Kirknewton Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- NO ONWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY
- FRONT & REAR GARDEN

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

£150,000



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The Property Ombudsman

Property Ref:
MAR112794 - 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.

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