



27 Manton Avenue, Middlesbrough
£110,000





27 Manton Avenue

Middlesbrough

Attractively Presented & Up-To-Date Inner
Terrace House with Three Bedrooms.

- Enclosed Rear Garden
- Attractively Presented Terrace House with
Three Bedrooms
- Three Bedrooms
- Front Lounge & Rear Dining Room with French
Doors

27 Manton Avenue

Middlesbrough

Perfectly suited to first time buyers and young couples, this inner terrace house has been very well looked after and is attractively presented and up to date.

Please note the property is currently leasehold but will be freehold upon completion of the sale

Just off Levick Crescent, it's handily placed within easy reach of some good schooling, shops and you can get onto the A19 and across to Teesside Retail Park in a few minutes by car.

Features include UPVC double glazed windows and exterior doors, central heating with a combi boiler, a nice size rear garden and the open plan pattern concrete front garden provides some parking space subject to planning, as there isn't a drop in the kerb.

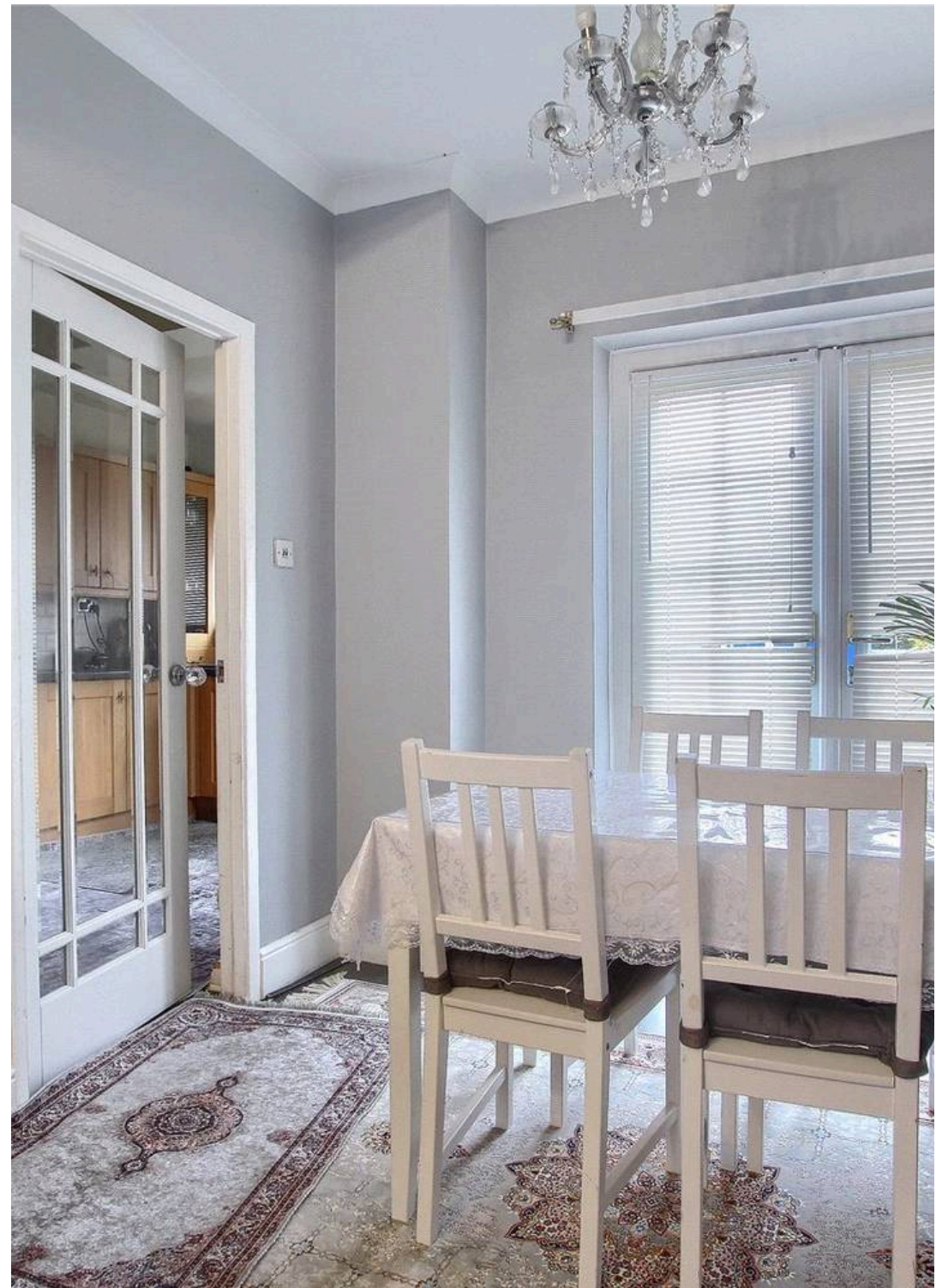
Comprising entrance porch, lounge with a living flame gas fire, dining room with French doors and breakfast kitchen with good looking light oak style Shaker design cabinets. The first floor has three bedrooms and bathroom with a smart modern white three piece suite.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Porch

Lounge – 3.76m x 4.32m increasing to 5.28m to include depth of stair recess.

Dining Room – 2.7m x 2.26m.

Breakfast Kitchen – 4.14m x 2.5m.

FIRST FLOOR

Landing

Bedroom One – 3.76m x 3.25m (max).

Bedroom Two – 3.25m x 2.26m.

Bedroom Three

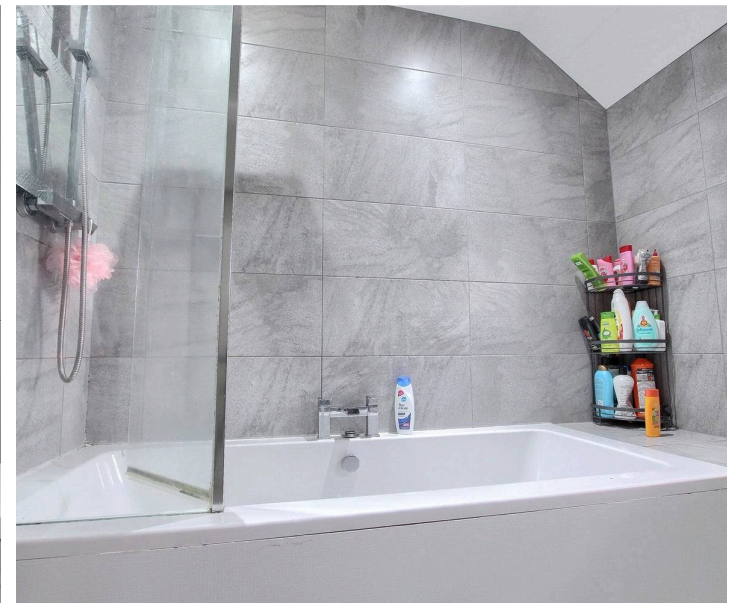
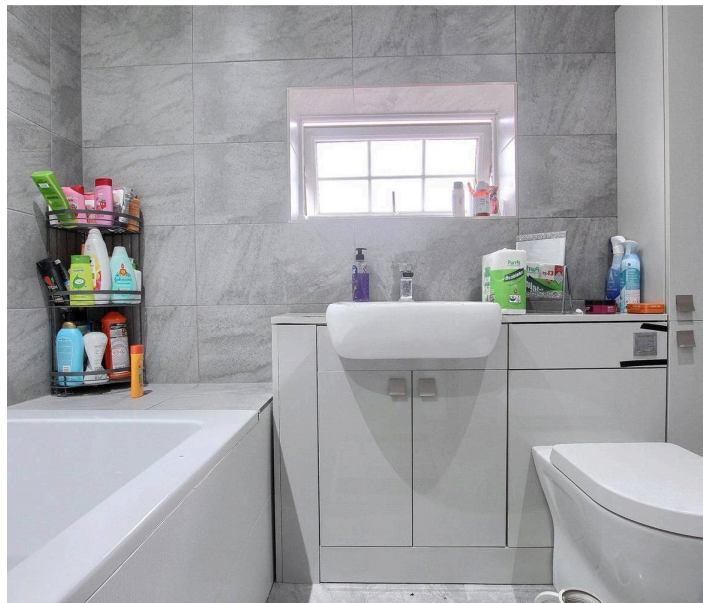
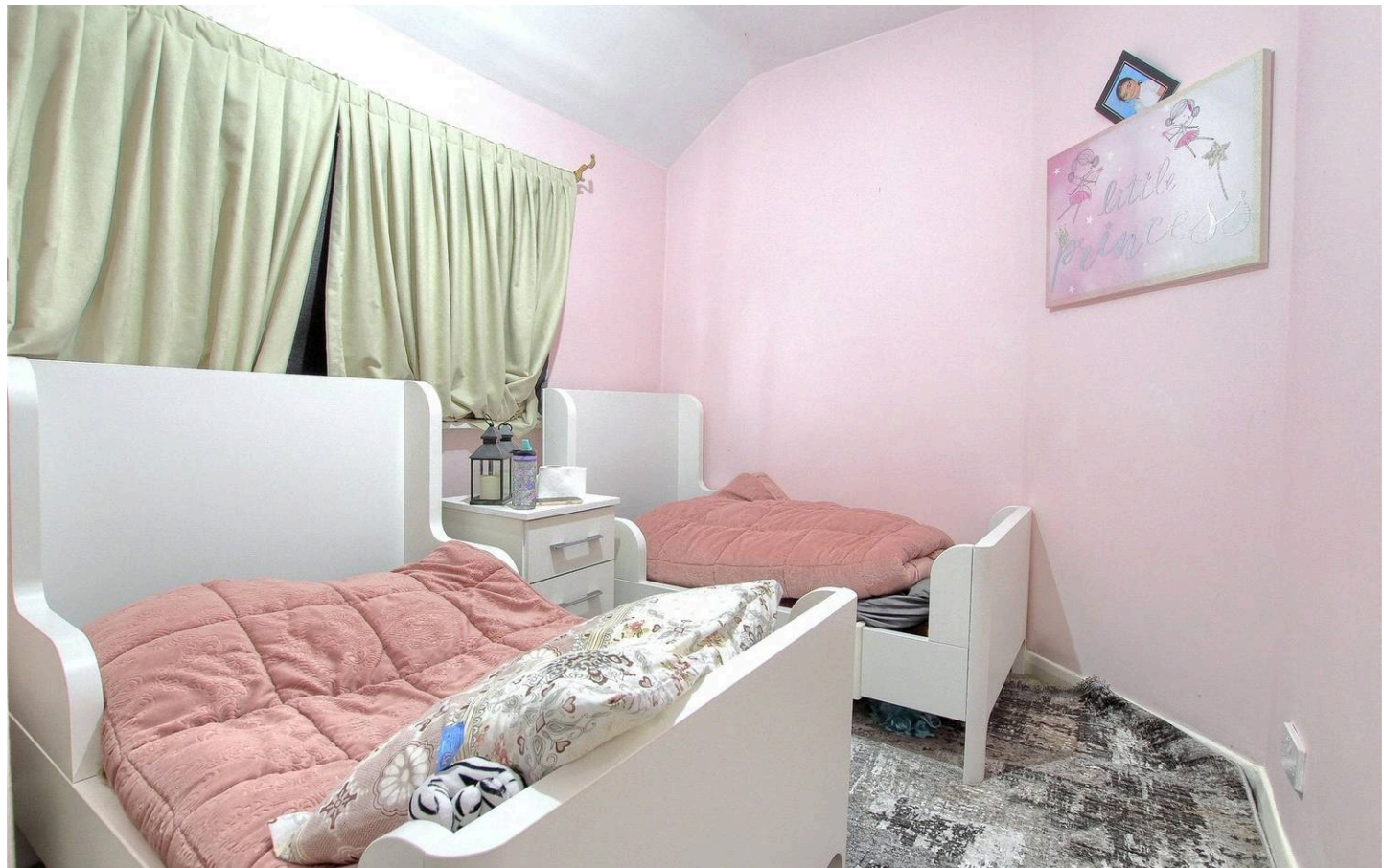
Bathroom

Externally

There is an open plan pattern concrete imprint front garden which provides some car parking space (no drop in kerb). Side access leads to a nice size rear garden with a timber decked patio covered with artificial grass, lawn, brick garden store and outside tap.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

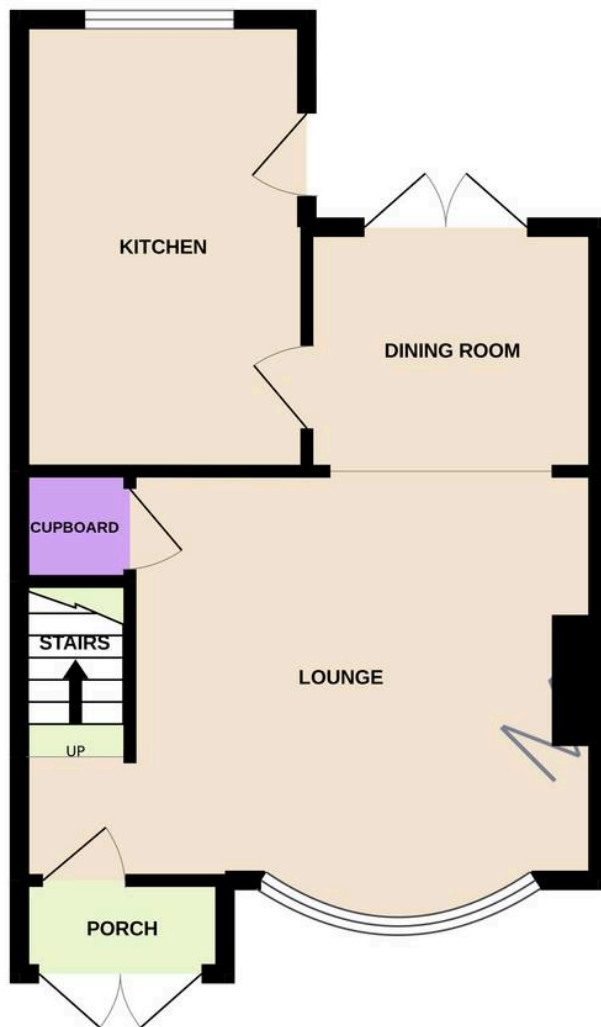




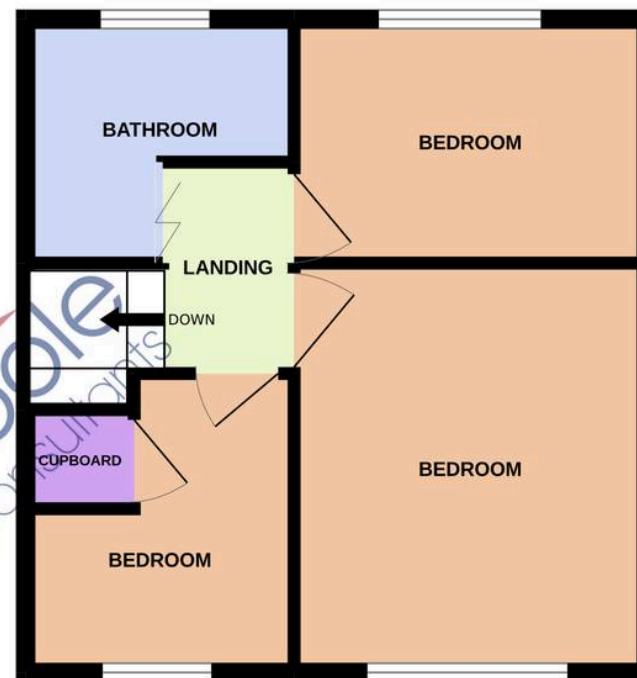
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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