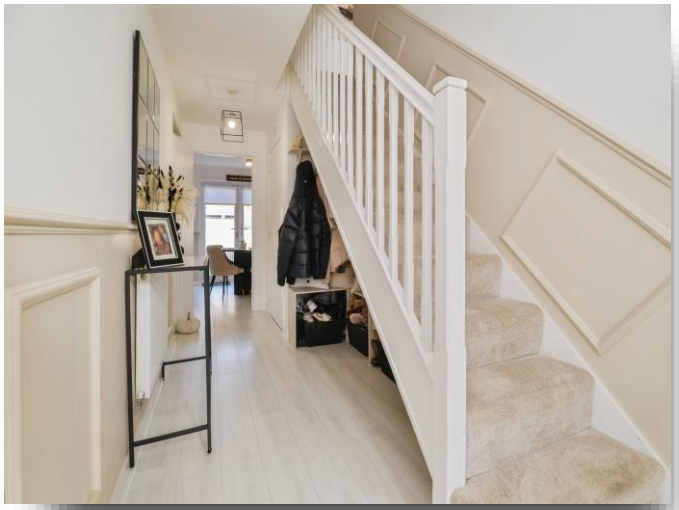






Mewburn Avenue, Middlesbrough TS4 3TR

manners & harrison

welcome to

Mewburn Avenue, Middlesbrough

A spacious four-bedroom detached family home with driveway, garage and enclosed rear garden. Featuring a lounge, kitchen/diner and WC to the ground floor, plus four bedrooms, including a master with walk-in wardrobe and en suite, and a family bathroom.

Entrance Hall
Enter through UPVC composite door to front, staircase to first floor, radiator, decorative paneled walls

Downstairs Wc
Low level WC, wash hand basin with mixer tap and tiled splash back, radiator, extractor fan

Lounge
16' into bay window x 9' 7" (4.88m into bay window x 2.92m)
UPVC double glazed bay window to front, radiator, TV point, telephone point

Kitchen/Diner
26' 11" x 8' 8" (8.20m x 2.64m)
Range of wall and base units with complementary work surfaces, UPVC double glazed window to rear, UPVC double glazed patio door to rear, integral double electric oven, integral fridge freezer, integral dishwasher, four ring gas hob. extractor unit, splash back, 1 and a half sink with draining board and mixer tap

Utility Room
5' 8" x 4' 1" (1.73m x 1.24m)
Work surface with understorage for appliances, plumbing for washing machine, radiator, storage cupboard

Landing
Void loft access

Bedroom 1
16' 10" max x 14' 5" max (5.13m max x 4.39m max)
UPVC double glazed window to front, radiator, access to en suite

En Suite
Low level WC, wash hand basin with mixer tap, tiled splash back, UPVC double glazed window to side, radiator, double shower cubicle with wall mounted shower

Bedroom 2
9' 9" x 12' 8" (2.97m x 3.86m)
UPVC double glazed window to front, radiator, storage cupboards, half paneled walls

Bedroom 3
9' 6" x 12' 7" max (2.90m x 3.84m max)
UPVC double glazed window to rear, radiator

Bedroom 4
13' 3" x 8' 3" max (4.04m x 2.51m max)
UPVC double glazed window to rear, radiator

Bathroom
Wash hand basin with mixer tap, tiled wall, double shower cubicle with wall mounted shower, low level WC, UPVC double glazed window to rear, radiator

Front Garden
Driveway leading to garage

Rear Garden
Patio area, turfed garden, enclosed by timber fencing









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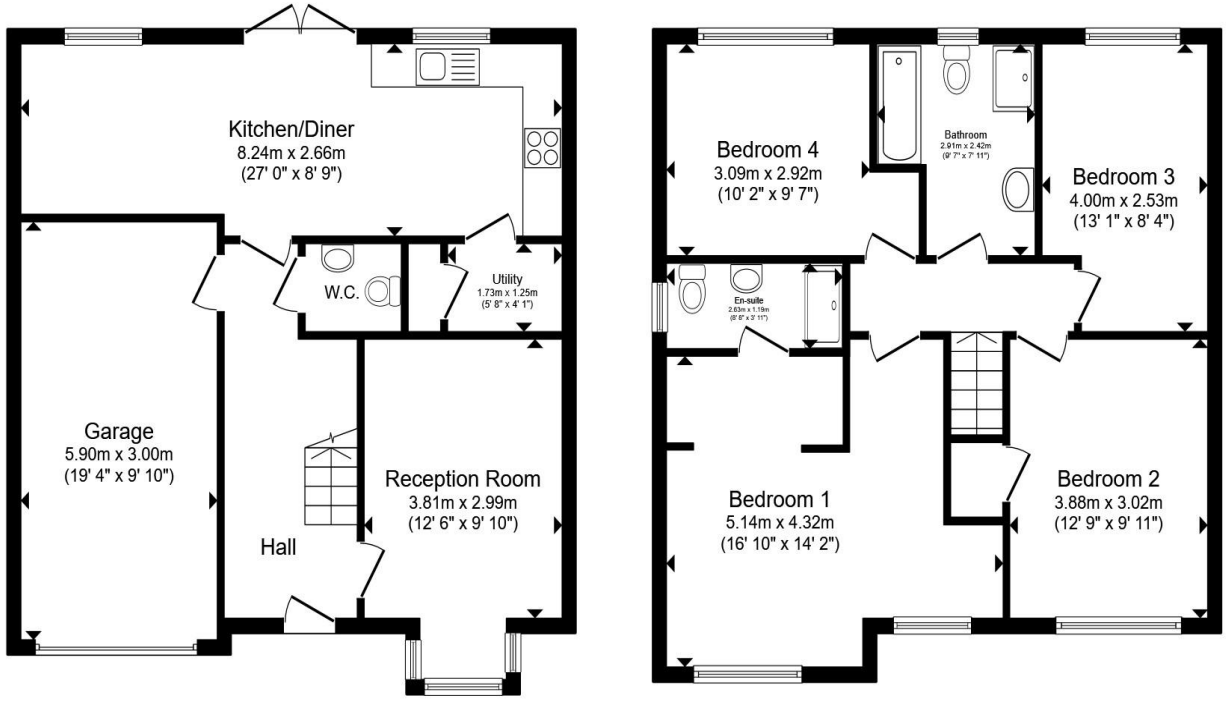
welcome to

Mewburn Avenue, Middlesbrough

- OFF-STREET PARKING VIA DRIVEWAY
- GARAGE
- MASTER BEDROOM WITH EN SUITE
- FRONT AND REAR GARDENS
- OPEN PLAN KITCHEN/DINER

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

£325,000



Total floor area 135.9 m² (1,463 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

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The Property Ombudsman

Property Ref:
MAR112594 - 0003

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manners & harrison

01642 311133

Marton@mannersandharrison.co.uk

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

mannersandharrison.co.uk

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