



Harrogate Crescent, Middlesbrough TS5 6PS

welcome to

Harrogate Crescent, Middlesbrough

Situated within a quiet cul-de-sac, this well-presented three-bedroom semi-detached family home offers ideal accommodation for modern family living, with a tucked-away position providing a sense of privacy and peace.

Entrance Hall

Enter through composite door into hallway, UPVC double glazed window to front, staircase to first floor, laminate style flooring, under stair storage cupboard.

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Bow UPVC double glazed window to front, laminate style flooring, radiator, coved corning.

Dining Room

8' 8" x 9' 9" (2.64m x 2.97m)

UPVC double glazed window to rear, radiator, baxi boiler, coved corning.

Kitchen

13' 4" x 12' 4" (4.06m x 3.76m)

UPVC double glazed window to rear, UPVC double glazed door to rear, fitted kitchen with a range of base and wall units with contrasting roll top work surfaces, 1 /2 bowl single drainer stainless steel sink unit with mixer tap, part tiled splash back, recess for appliances such as washing machine and fridge freezer, integral electric oven with four ring gas hob, extractor fan, access to utility space.

Utility Space

Access to cloakroom, UPVC double glazed door leading to rear garden, recess for dryer.

Landing

Access to roof void to a boarded loft, storage cupboard.

Bathroom

Paneled bath, toilet, pedestal wash hand basin, UPVC double glazed frosted window to rear, tiled walls, tiled flooring, heated silver chrome towel style

radiator.

Bedroom 2

11' 8" x 9' 10" (3.56m x 3.00m)

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

Bedroom 1

11' 6" excl wall recess x 10' 5" (3.51m excl wall recess x 3.17m)

UPVC double glazed window to front, radiator.

Bedroom 3

8' 5" x 7' 9" (2.57m x 2.36m)

Built in storage, UPVC double glazed window to front, radiator.

Externally Rear Garden

Mainly laid to lawn, patio area, access to brick built shed/storage space with UPVC double glazed door, gate to front aspect.

Front Garden

Double driveway.





view this property online mannersandharrison.co.uk/Property/MAR111964



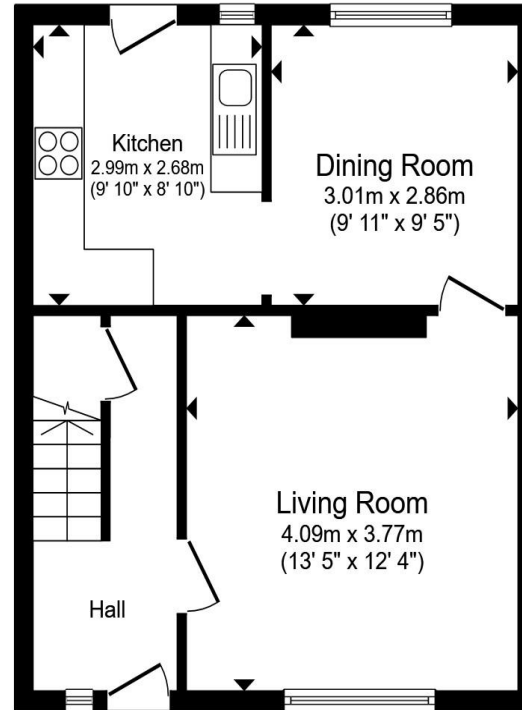
welcome to

Harrogate Crescent, Middlesbrough

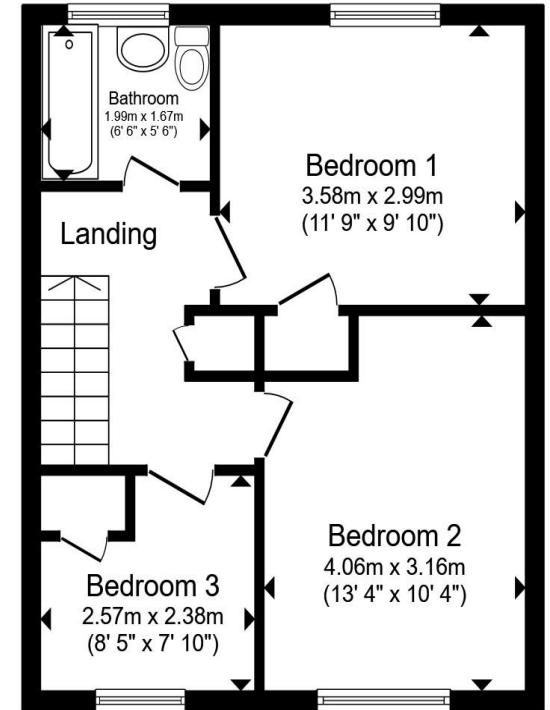
- LOCATED WITHIN A QUIET CUL-DE-SAC
- MODERN FITTED KITCHEN
- WELL-PROPORTIONED BEDROOMS
- DOUBLE DRIVEWAY
- FRONT & REAR GARDEN

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

£170,000



Ground Floor



First Floor

Total floor area 80.4 m² (865 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/MAR111964



Property Ref:
MAR111964 - 0005

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