

CEREMONY WYND, MIDDLESBROUGH, TS4 2WG



- ▲ Ideal For a Growing Family Looking for More Living Space!
- ▲ Good Sized Rear Garden
- ▲ Garage Converted into A Dining Room
- ▲ Modern Kitchen with Fitted Appliances
- ▲ Four Good Sized Bedrooms
- ▲ Walking Distance of Good Schooling, Shops as Well As A66 & James Cook University Hospital

- ▲ Off Street Parking on A Block Paved Driveway
- ▲ Master Bedroom En-Suite
- ▲ Storage Down the Left Hand Side of The Property
- ▲ UPVC Double Glazed Windows & Gas Central Heating with A Combi Boiler

£285,000

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Ideal for a growing family looking for more living space!

The property is within walking distance of good schooling, shops as well as the A66 and James Cook University Hospital.

Notable features include modern kitchen with fitted appliances, off street parking, good size rear garden, storage down the left hand side of the property, the garage has been converted into a dining room, utility room, master bedroom en-suite, UPVC double glazed windows, gas central heating with a combi boiler and four good size bedrooms.

The property comprises entrance hall, lounge, dining room, kitchen/diner, utility room and handy ground floor WC. On the first floor there are four bedrooms with the master having an en-suite shower room and there is a separate bathroom. Externally there is parking on a block paved driveway for multiple cars and a well-kept rear garden with a lawn, patio and decked area.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, radiator, woodgrain effect laminate flooring and staircase to the first floor.

LOUNGE - 4.9m x 3.3m (16'1" x 10'10")

With electric flame effect fire, radiator and woodgrain effect laminate flooring.

DINING ROOM - 5m x 2.2m (16'5" x 7'3")

With electric flame effect fire and tiled flooring.

KITCHEN DINER - 6.2m x 3m (20'4" x 9'10")

With grey and white high gloss wall, drawer, and floor units, granite effect worktop, electric oven, five ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, space for dishwasher, radiator, woodgrain effect laminate flooring and UPVC door to the rear garden.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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UTILITY - 1.8m x 1.6m (5'11" x 5'3")

With white high gloss wall and floor unit, granite effect worktop, stainless steel sink and composite door to the rear garden.

WC

Comprising close coupled WC, pedestal wash hand basin with mixer tap, radiator and tiled flooring.

FIRST FLOOR

LANDING

With loft access, storage cupboard and woodgrain effect laminate flooring.

BEDROOM ONE - 3.3m x 4m (10'10" x 13'1")

With radiator and woodgrain effect laminate flooring.

EN-SUITE - 1.6m x 1.6m (5'3" x 5'3")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, radiator, tiled flooring and extractor fan.

BEDROOM TWO - 3.4m x 4.1m (11'2" x 13'5")

With radiator, woodgrain effect laminate flooring and storage cupboard.

BEDROOM THREE - 4m x 2.7m (13'1" x 8'10")

With radiator and woodgrain effect laminate flooring.

BEDROOM FOUR - 2.8m x 3.1m (9'2" x 10'2")

With radiator and woodgrain effect laminate flooring.

BATHROOM - 2.1m x 1.9m (6'11" x 6'3")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, part tiled walls, extractor fan and radiator.

EXTERNALLY

GARDENS & PARKING

To the front there is a neat open plan lawned garden and off street parking for multiple cars on a block paved driveway. To the rear there is a fence enclosed garden laid to lawn with patio and decked area.

AGENTS REF: - TM/LS/MID240080/17102025

Council Tax Band: D **Tenure:** Leasehold

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Tel: **01642 254222**



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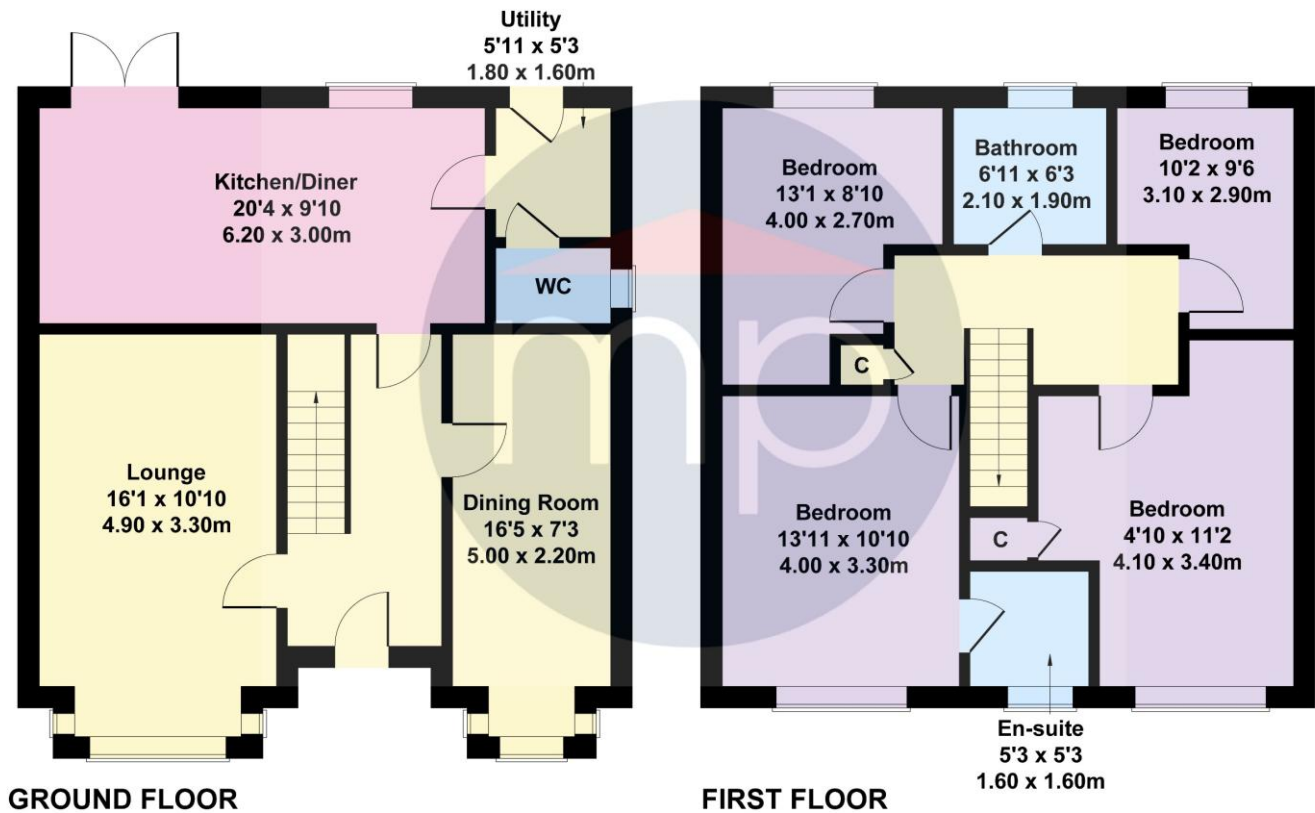


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4 Ceremony Wynd

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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