



Cranswick Drive, Middlesbrough TS5 7JL

welcome to

Cranswick Drive, Middlesbrough

This impressive three-bedroom semi-detached home occupies a generous corner plot and offers spacious, well-balanced accommodation ideal for modern family living.

Porch

A useful entrance space with UPVC double glazed windows and access into the main hallway.

Hallway

Welcoming hallway with radiator and stairs leading to the first floor.

Lounge

11' 1" x 13' (3.38m x 3.96m)

A bright and comfortable living room featuring a UPVC double glazed window and radiator, ideal for relaxing.

Dining Room

9' 10" x 10' 4" (3.00m x 3.15m)

Well-proportioned dining space with UPVC double glazed window and radiator, perfect for family meals or entertaining.

Kitchen

9' x 10' 6" (2.74m x 3.20m)

Modern fitted kitchen with UPVC double glazed window and radiator, offering a practical and stylish cooking space.

Conservatory

7' 1" x 8' 4" (2.16m x 2.54m)

Light-filled conservatory with UPVC double glazing and views over the rear garden, providing an additional reception area.

Utility Room

7' x 9' 1" (2.13m x 2.77m)

Practical utility space with UPVC double glazed window and radiator, offering additional storage and appliance space.

Downstairs Shower Room

Convenient ground floor shower room with UPVC double glazed window and radiator.

Landing Bedroom 1

8' 1" x 11' 10" (2.46m x 3.61m)

Spacious double bedroom with UPVC double glazed window and radiator.

Bedroom 2

9' 9" x 10' 10" (2.97m x 3.30m)

Well-sized second bedroom benefiting from a UPVC double glazed window and radiator.

Bedroom 3

7' 11" x 9' 1" (2.41m x 2.77m)

Versatile third bedroom, suitable for a child's room or home office, with UPVC double glazed window and radiator.

Bathroom

Modern family bathroom with UPVC double glazed window and radiator, finished in a contemporary style.





view this property online mannersandharrison.co.uk/Property/MAR111702



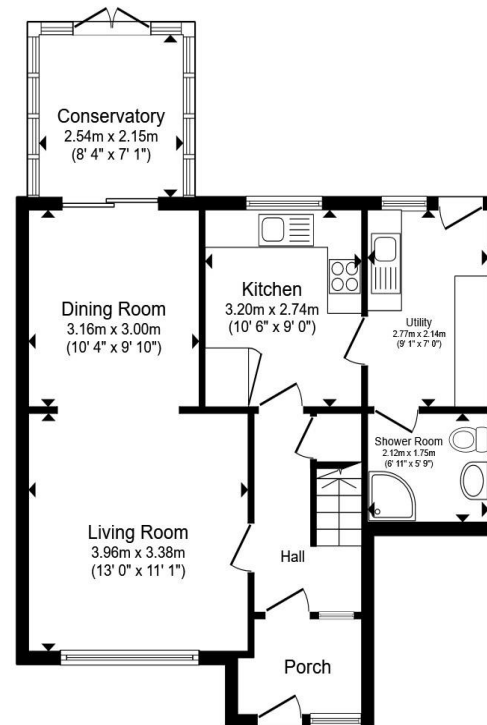
welcome to

Cranswick Drive, Middlesbrough

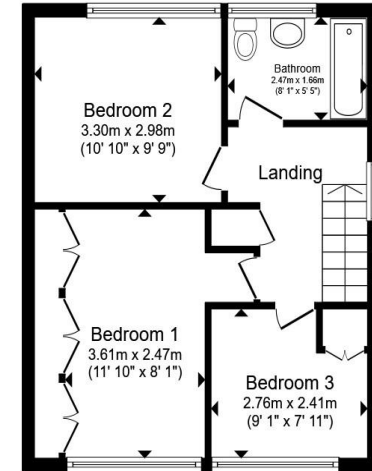
- SPACIOUS THROUGHOUT
- MODERN KITCHEN
- CONSERVATORY
- GARAGE & DRIVEWAY
- FRONT & REAR GARDEN

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

£195,000



Ground Floor



First Floor

Total floor area 103.7 m² (1,116 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/MAR111702



Property Ref:
MAR111702 - 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.

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