



**Pearwood Place, Middlesbrough TS8 9FN**

**welcome to**

## **Pearwood Place, Middlesbrough**

Offered for sale with no onward chain, this well-presented three-bedroom terraced home is ideal for first-time buyers, families, or investors alike.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

### **Kitchen/Lounge Area**

22' 10" max x 12' 2" max ( 6.96m max x 3.71m max )  
UPVC double glazed window to front, UPVC double glazed patio doors to rear, base and wall units with complementary work surfaces, four ring gas hob, integral electric oven, 1 1/2 bowl sink with draining board and mixer tap, extractor unit, TV point, telephone point, radiator, access to downstairs W/C.

### **Downstairs W/C**

Toilet, wash hand basin, radiator, extractor unit.

### **Landing**

Staircase to second floor.

### **Bathroom**

Toilet, wash hand basin with mixer tap, bath, part tiled wall, radiator.

### **Bedroom 2**

12' 2" x 7' 9" ( 3.71m x 2.36m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 9" max x 12' 2" max ( 2.36m max x 3.71m max )  
UPVC double glazed window to front, radiator.

### **Second Floor Landing**

Storage cupboard.

### **Bedroom 1**

9' x 17' 9" ( 2.74m x 5.41m )  
Skylight windows to front and rear, radiator.

### **Externally**

#### **Rear Garden**

Patio seating area, small turfed garden.

#### **Front Garden**

Driveway to side of the property.





***view this property online*** [mannersandharrison.co.uk/Property/MAR112002](http://mannersandharrison.co.uk/Property/MAR112002)



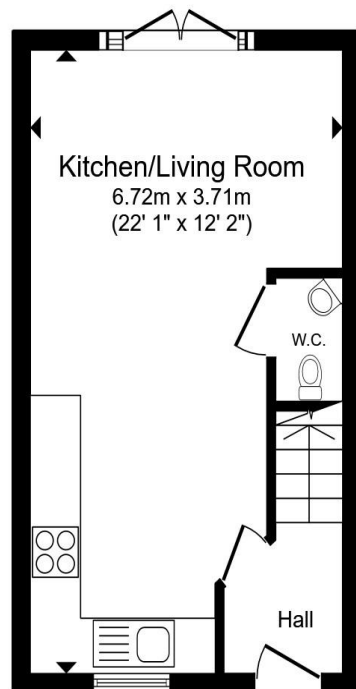
welcome to

## Pearwood Place, Middlesbrough

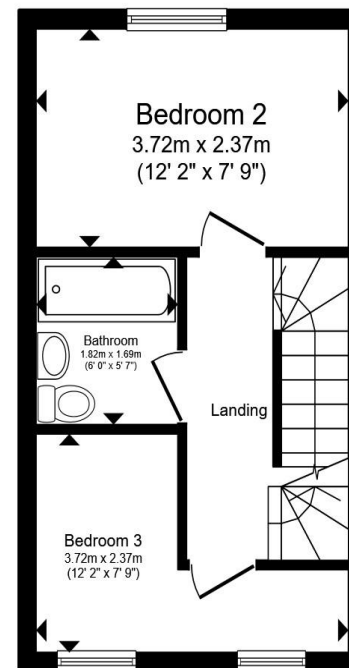
- NO ONWARD CHAIN
- SPREAD ACROSS THREE FLOORS
- IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS
- DRIVEWAY
- REAR GARDEN

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

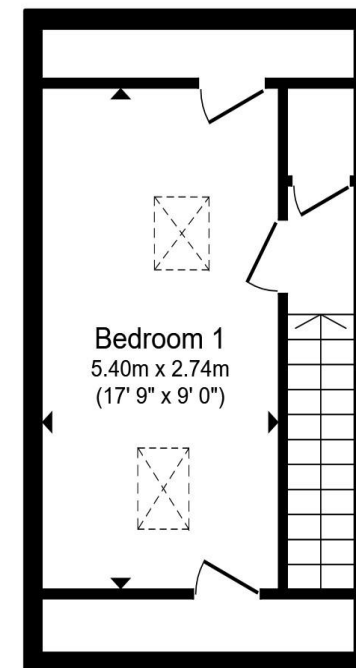
**£150,000**



Ground Floor



First Floor



Second Floor

Total floor area 71.3 m<sup>2</sup> (767 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](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/MAR112002](http://mannersandharrison.co.uk/Property/MAR112002)



Property Ref:  
MAR112002 - 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



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

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.