



Gold Court, Middlesbrough TS4 2WD

welcome to

Gold Court, Middlesbrough

This beautifully presented four-bedroom detached family home offers spacious and versatile living, finished to an immaculate standard throughout.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage cupboard, further under stair storage units, radiator, decorative half paneled walls.

Lounge

20' into bay x 11' (6.10m into bay x 3.35m)
UPVC double glazed box bay window to front, radiator , TV point, telephone point.

Kitchen/Diner

19' 10" x 9' 11" (6.05m x 3.02m)
Range of base and wall units with complementary work surfaces, four ring gas hob, extractor unit, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, recess for American style fridge/freezer, integral double oven, 1 1/2 bowl sink with draining board and mixer tap, part tiled splash back.

Utility

5' 10" x 5' 6" (1.78m x 1.68m)
UPVC double glazed door to rear, base and wall units with integral microwave, plumbing for washing machine and sink basin.

Downstairs W/C

Toilet, wash hand basin with mixer tap, radiator, UPVC double glazed window to side.

Bedroom 1

11' x 13' 1" (3.35m x 3.99m)
UPVC double glazed window to front, radiator, access to en suite.

En Suite

Double shower cubicle, wall mounted shower, rainfall style shower head, wash hand basin with

mixer tap. radiator, UPVC double glazed window to front, toilet.

Bedroom 2

14' 5" x 11' 3" (4.39m x 3.43m)
UPVC double glazed window to front, radiator.

Bedroom 3

10' 3" x 9' 5" (3.12m x 2.87m)
UPVC double glazed window to rear, radiator.

Bedroom 4

9' 10" x 9' (3.00m x 2.74m)
UPVC double glazed window to rear, radiator, built in wardrobes.

Family Bathroom

Toilet, bath, wash hand basin with mixer tap, radiator, UPVC double glazed window to rear, wall mounted shower, part tiled wall.

Externally Rear Garden

Fully landscaped garden, outside BBQ area, patio seating area, turfed garden with flower bed edging, side access for bins storage.

Front Garden

Multiple car driveway leading to garage.





view this property online mannersandharrison.co.uk/Property/MAR111696



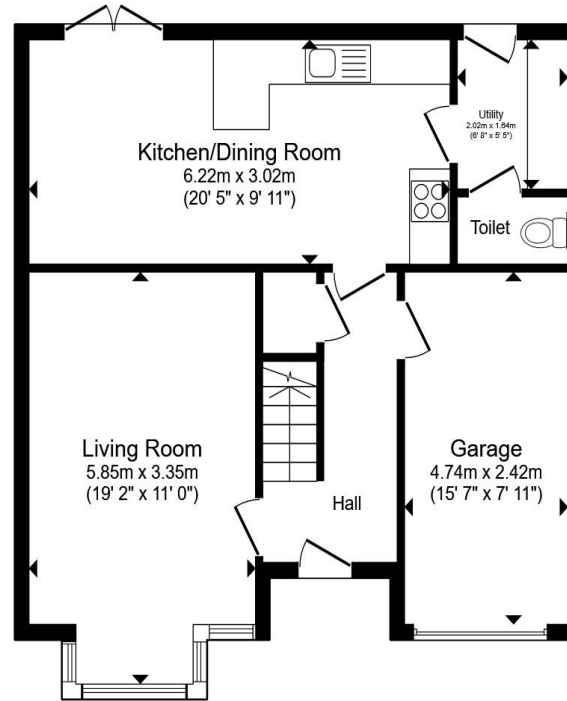
welcome to

Gold Court, Middlesbrough

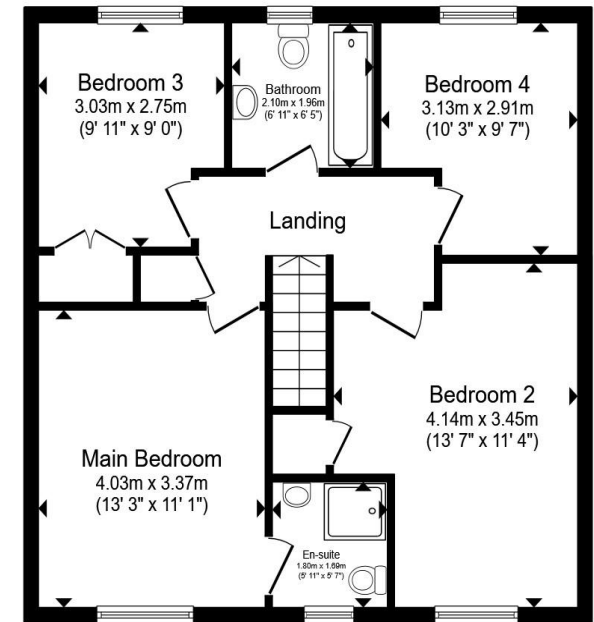
- MODERN FITTED KITCHEN
- SPACIOUS THROUGHOUT
- FRONT & REAR GARDEN
- MULTIPLE CAR DRIVEWAY
- GARAGE

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

£240,000



Ground Floor



First Floor

Total floor area 124.7 m² (1,343 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/MAR111696



Property Ref:
MAR111696 - 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



Marton@mannersandharrison.co.uk



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



mannersandharrison.co.uk