



Ayton Meadows, Nunthorpe Middlesbrough TS7 0AY

welcome to

Ayton Meadows, Nunthorpe Middlesbrough

Located on a newly developed site in the desirable area of Nunthorpe, this attractive three-bedroom semi-detached home offers modern living in a well-planned residential setting, ideal for families and first-time buyers alike.

Entrance Hall

Enter through UPVC double glazed door into hallway, radiator, access to downstairs W/C.

Downstairs W/C

Wash hand basin, toilet, radiator.

Lounge

12' 3" x 15' 3" (3.73m x 4.65m)

UPVC double glazed window to front, radiator, TV point, telephone point, decorative panelled wall, understairs storage cupboard.

Kitchen/Diner

10' 9" x 15' 7" (3.28m x 4.75m)

Range of base and wall units with complementary work surfaces, integral fridge/freezer, four ring gas hob, extractor fan, integral electric oven, sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed patio doors leading to rear garden.

Landing

Storage cupboard, void loft access.

Bedroom 1

9' 3" x 10' 9" (2.82m x 3.28m)

UPVC double glazed windows to rear, access to en suite, radiator, fitted wardrobes.

En Suite

Wash hand basin, toilet, double shower cubicle with wall mounted shower.

Family Bathroom

Bath, wash hand basin, toilet, UPVC double glazed window to side.

Bedroom 2

8' 1" x 10' 1" (2.46m x 3.07m)

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

7' 2" x 7' 6" (2.18m x 2.29m)

UPVC double glazed window to front, radiator.

Externally

Rear Garden

Patio section, turfed garden.

Front Garden

Well maintained garden, flower bed edging, double driveway to side.





view this property online mannersandharrison.co.uk/Property/MAR111691



welcome to

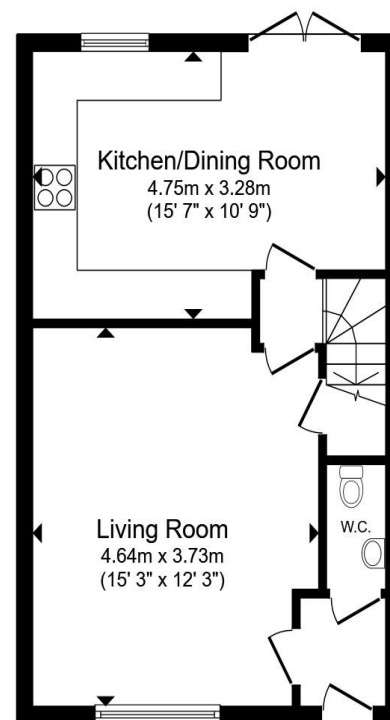
Ayton Meadows, Nunthorpe Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- WELL PROPORTIONED BEDROOMS
- DOUBLE DRIVEWAY
- FRONT & REAR GARDEN

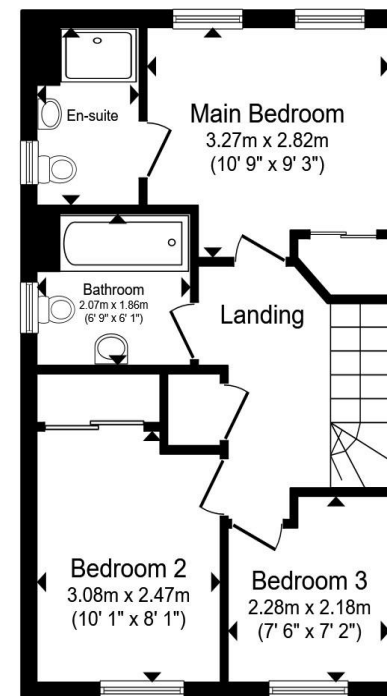
Tenure: Freehold EPC Rating: B

Council Tax Band: D

£250,000



Ground Floor



First Floor

Total floor area 76.2 m² (820 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/MAR111691



Property Ref:
MAR111691 - 0004

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