



Ashdown Road, Normanby Middlesbrough TS6 0FE

welcome to

Ashdown Road, Normanby Middlesbrough

OPEN HOUSE, 25 SEPTEMBER, CALL US TO BOOK. Beautifully presented throughout, this stunning four-bedroom detached home offers spacious and versatile family accommodation, complemented by a superb landscaped rear garden.

Entrance Hall

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

Lounge

13' 5" x 10' 5" (4.09m x 3.17m)

UPVC double glazed window to front, radiator, TV point, telephone point.

Downstairs W/C

Toilet, wash hand basin, radiator.

Kitchen/Diner

28' x 10' 5" (8.53m x 3.17m)

Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with draining board and mixer tap, integral dishwasher, integral electric oven, four ring gas hob, UPVC double glazed window to rear, extractor fan, splash back, integral fridge/freezer, UPVC double glazed patio doors leading to rear garden.

Utility Room

6' x 5' 11" (1.83m x 1.80m)

Radiator, base units with work surfaces, plumbing for washing machine.

Landing

Bedroom 1

15' 7" x 10' (4.75m x 3.05m)

UPVC double glazed window to front, radiator, access to en suite, walk in wardrobe section.

En Suite

Toilet, UPVC double glazed window, radiator, shower cubicle.

Bedroom 2

12' 4" x 9' 11" (3.76m x 3.02m)

UPVC double glazed window, radiator, access to en suite.

En Suite

Toilet, wash hand basin, shower cubicle.

Bedroom 3

11' 2" x 9' 1" (3.40m x 2.77m)

UPVC double glazed window, radiator.

Bedroom 4

10' 3" x 8' 7" (3.12m x 2.62m)

UPVC double glazed window, radiator.

Family Bathroom

Toilet, double shower cubicle, bath, wash hand basin, UPVC double glazed window, radiator.

Externally Rear Garden

Landscaped garden, decking seating area, turfed garden, stoned bed edges, patio seating area.

Front Garden

Multiple car driveway, turfed lawn, access to garage.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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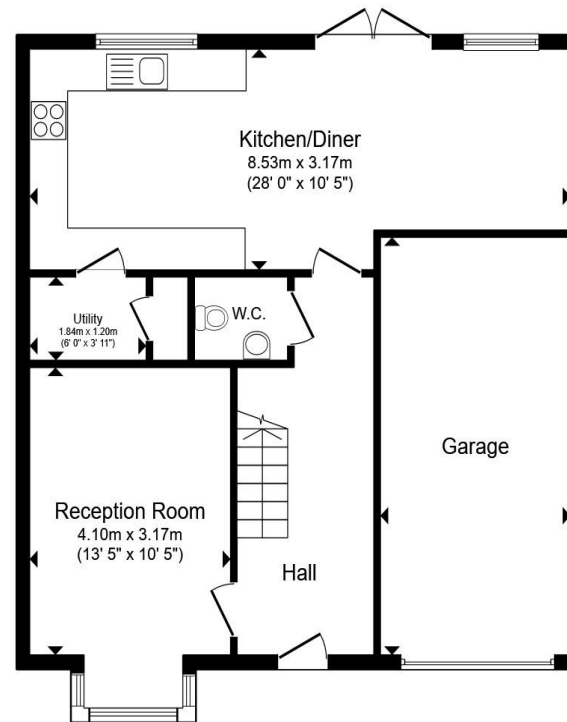
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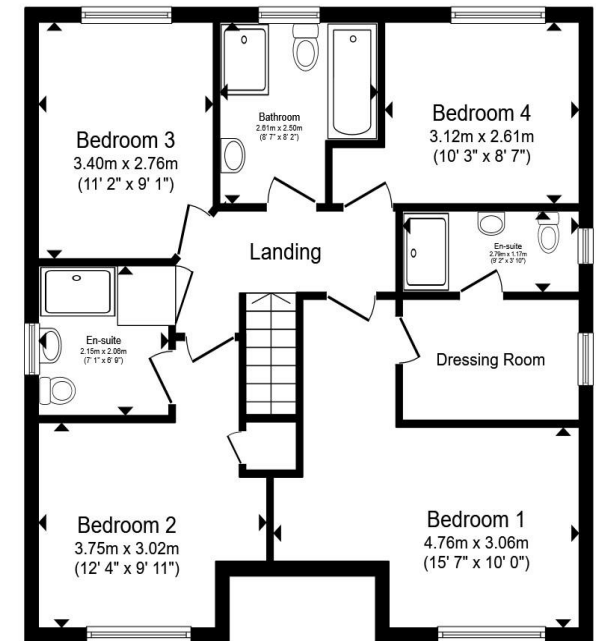
- BEAUTIFULLY PRESENTED HOME
- IDEAL FOR FAMILIES
- DRESSING ROOM & EN SUITE TO MASTER
- FULLY LANDSCAPED REAR GARDEN
- MULTIPLE CAR DRIVEWAY

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

offers over
£315,000



Ground Floor



First Floor

Total floor area 147.0 m² (1,582 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

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Property Ref:
MAR112429 - 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.

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