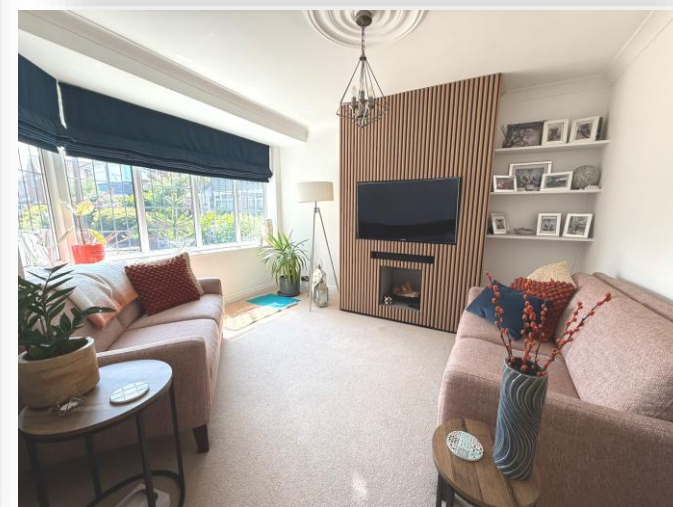




Reigate Avenue, Middlesbrough TS5 7QU

welcome to

Reigate Avenue, Middlesbrough

Situated in a desirable location, this beautifully presented three-bedroom semi-detached home has been finished to a high standard throughout, offering stylish and spacious accommodation that's ready to move straight into.

Entrance Hall

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

Lounge

13' 4" into bay x 11' 1" (4.06m into bay x 3.38m)

UPVC double glazed bay window to front, radiator, TV point, telephone point, media wall, shelving in the alcove.

Kitchen

8' 3" x 7' 9" (2.51m x 2.36m)

Range of base and wall units with complementary work surfaces, integral dual electric oven, sink with draining board and mixer tap, four ring induction hob, extractor fan, recess for fridge/freezer, UPVC double glazed window to rear.

Dining Room

UPVC double glazed patio doors leading to rear garden, radiator, UPVC double glazed window to side, decorative ceiling row.

Landing Bedroom 1

13' 2" into bay x 9' 7" (4.01m into bay x 2.92m)

UPVC double glazed window to front, radiator.

Bedroom 2

11' 5" x 7' 8" incl wardrobes (3.48m x 2.34m incl wardrobes)

Fitted wardrobes, radiator, UPVC double glazed window to rear.

Bedroom 3

6' 7" x 7' 3" (2.01m x 2.21m)

UPVC double glazed window to rear, radiator.

Bathroom

Free standing bath, double walk in shower, floating wash hand basin with storage, toilet, UPVC double glazed window to side and rear, radiator.

Externally Rear Garden

Landscaped garden, decking area, turfed garden, stone section, timber fencing, shrubs and plants.

Front Garden

Resin driveway, stone garden.

Agents Note:

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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welcome to

Reigate Avenue, Middlesbrough

- MODERN THROUGHOUT
- IDEAL FOR FAMILIES & FIRST TIME BUYERS
- THREE WELL-PROPORTIONED BEDROOMS
- BEAUTIFUL FRONT & REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£190,000

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Property Ref:
MAR112372 - 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.



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