



Springfield Road, Middlesbrough TS5 4LT

welcome to

Springfield Road, Middlesbrough

Situated in the popular TS5 area, this well-presented three-bedroom home is ideal for first-time buyers, growing families, or those looking to step onto the property ladder.

Entrance Hallway

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

Downstairs W/C

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

Lounge

14' 6" excl staircase x 14' 7" (4.42m excl staircase x 4.45m)
UPVC double glazed window to front, radiator, TV point, telephone point, under stair storage, staircase.

Kitchen

14' 7" x 9' 7" (4.45m x 2.92m)
Range of base and wall units with complementary work surfaces, sink with draining board and mixer tap, four ring gas hob, integral electric oven, extractor unit, recess for appliances, UPVC double glazed window to rear,.

Landing

Void loft access.

Bathroom

Toilet, wash hand basin with dual taps, bath with wall mounted shower, UPVC double glazed window to rear.

Bedroom 1

8' 2" x 13' 6" (2.49m x 4.11m)
UPVC double glazed window to front, radiator.

Bedroom 2

11' 10" x 8' 3" (3.61m x 2.51m)
UPVC double glazed window to rear, radiator.

Bedroom 3

6' 1" x 8' 1" (1.85m x 2.46m)
UPVC double glazed window to front, radiator.

Externally Rear Garden

Turfed garden, small patio section, enclosed by timber fencing.

Front Garden

Driveway leading to garage.

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.





view this property online mannersandharrison.co.uk/Property/MAR112278



welcome to

Springfield Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- DOWNSTAIRS W/C
- MODERN KITCHEN
- DRIVEWAY LEADING TO GARAGE
- FRONT & REAR GARDEN

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

£160,000



view this property online mannersandharrison.co.uk/Property/MAR112278



Property Ref:
MAR112278 - 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.



manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk