



Millfield Road, Middlesbrough TS3 6ES

welcome to

Millfield Road, Middlesbrough

2-Bedroom Semi-Detached Bungalow - Ready to Move Into. This well-presented 2-bedroom semi-detached bungalow is offered in move-in ready condition, providing comfortable and versatile living.

Entrance Hall

Entered via UPVC double glazed door into hallway, void loft access.

Lounge

14' 4" into bay x 11' 4" into recess (4.37m into bay x 3.45m into recess)

UPVC double glazed bay window to front, radiator, gas fire with decorative fire surround, TV point, telephone point.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

Archway leading into the kitchen, radiator.

Kitchen

10' x 10' 1" (3.05m x 3.07m)

Range of base and wall units, commentary work surfaces, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to side, UPVC double glazed patio doors leading to the rear, recess for fridge/freezer and oven, plumbing for washing machine, extractor fan.

Bedroom 1

11' 6" x 9' 2" incl wardrobes (3.51m x 2.79m incl wardrobes)

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

Bedroom 2

9' 8" x 9' 10" (2.95m x 3.00m)

UPVC double glazed window to rear, radiator.

Bathroom

Chrome heated towel rail, W/C, wet room style shower, wall mounted shower, UPVC double glazed window to rear.

Externally Front Garden

Stone front garden.

Rear Garden

Decking seating area, patio garden, turfed section, flowerbed edging.

Agents Notes

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.





view this property online mannersandharrison.co.uk/Property/MAR111134



welcome to

Millfield Road, Middlesbrough

- DETACHED BUNGALOW
- READY TO MOVE INTO
- TWO RECEPTIONS
- TWO BEDROOMS
- FRONT&REAR GARDENS

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

£118,000



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.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR111134



Property Ref:
MAR111134 - 0006

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