



Lawnswood Road, Middlesbrough TS3 9NL

welcome to

Lawnswood Road, Middlesbrough

Presented to a high standard throughout, this beautifully maintained three-bedroom semi-detached home is ready to move straight into, making it an ideal purchase for first-time buyers, professional couples, or growing families.

Entrance Hall

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

Lounge

11' 11" x 17' 2" (3.63m x 5.23m)

UPVC double glazed window to rear, TV point, telephone point, radiator, gas fire with decorative fire surround, spotlights to ceiling, coved cornicing.

Kitchen

13' 11" x 11' 6" (4.24m x 3.51m)

Range of base and wall units with complementary work surfaces, recess for cooker, extractor unit, UPVC double glazed window to rear. sink with draining board, plumbing for dishwasher.

Utility Room

11' 3" x 8' 5" (3.43m x 2.57m)

UPVC double glazed door to side leading into garage, radiator.

Downstairs W/C

UPVC double glazed window, toilet, wash hand basin, radiator.

Landing

Bedroom 1

10' 4" x 16' 8" (3.15m x 5.08m)

UPVC double glazed window to front and side, radiator, access to en suite.

En Suite

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

Bedroom 2

9' 9" x 10' 2" (2.97m x 3.10m)

UPVC double glazed window to front and rear, walk

in wardrobe, radiator.

Bedroom 3

9' 11" x 10' 6" (3.02m x 3.20m)

UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed window to rear, bath with over shower, wash hand basin, toilet, radiator.

Externally Front Garden

Driveway leading to garage.

Rear Garden

Patio garden, enclosed by timber fencing.

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.





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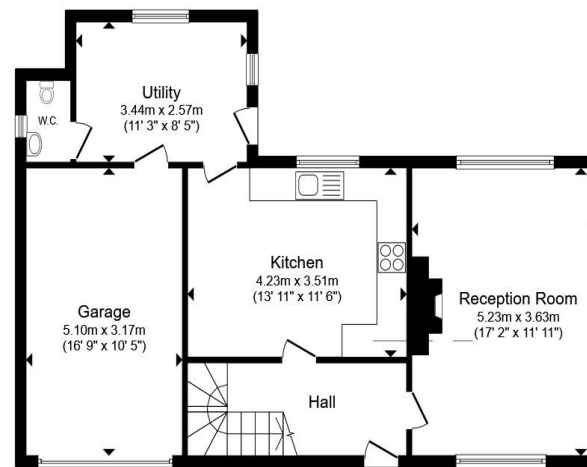
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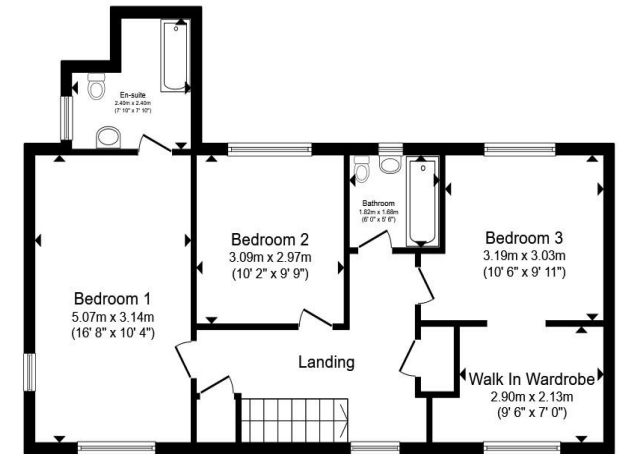
- READY TO MOVE INTO
- IDEAL FOR FAMILIES
- MODERN KITCHEN
- DRIVEWAY
- GARAGE

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

£130,000



Ground Floor



First Floor

Total floor area 135.9 m² (1,463 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:
MAR111750 - 0003

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manners & harrison



01642 311133



Marton@mannersandharrison.co.uk



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



mannersandharrison.co.uk