



Jacob Drive, Middlesbrough TS4 3AY

welcome to

Jacob Drive, Middlesbrough

A stunning modern family home, beautifully presented throughout and offering spacious accommodation ideal for contemporary living.

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.

Entrance Hall

Enter through composite door into hallway, stairs to first floor, radiator, UPVC double glazed window to front.

Lounge

UPVC double glazed window to front, radiator.

Kitchen/Family Room

UPVC double glazed window to rear, UPVC double glazed french doors to rear garden, LVT flooring, fitted kitchen with a range of wall and base units and complementary work surfaces, integral electric oven, four ring gas hob, chimney extractor, stainless steel splash back, 1 1/2 bowl sink with mixer tap, integral dishwasher, fridge/freezer, storage cupboard, radiator, spotlights to ceiling.

Utility Room

Composite door to rear garden, radiator, recess for appliances, logic combi boiler, sink with mixer tap, access to downstairs w/c, integral washer/dryer.

Downstairs W/C

Toilet, pedestal wash hand basin, radiator, extractor.

Landing

Void loft access, storage cupboard.

Bedroom 1

UPVC double glazed window to front, radiator, fitted wardrobes, access to en suite.

En Suite

Double shower cubicle, pedestal wash hand basin, toilet, UPVC double glazed frosted window to side, heated towel style radiator, spotlights to ceiling, extractor.

Bedroom 2

UPVC double glazed window to rear, radiator, LVT flooring.

Bedroom 3

Two UPVC double glazed window to rear, radiator, built in storage cupboard and fitted unit.

Bathroom

Bath with over head shower, pedestal style wash hand basin, toilet, heated towel style radiator, UPVC double glazed frosted window to side, spotlights to ceiling, part tiled walls, extractor, LVT flooring.

Externally Rear Garden

Enclosed, mainly laid to lawn, patio area, flower borders and shrubs.

Front Garden

Mainly laid to lawn, driveway, 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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welcome to

Jacob Drive, Middlesbrough

- MODERN FAMILY HOME
- OPEN KITCHEN/DINER SPACE
- UTILTIY ROOM & DOWNSTAIRS W/C
- EN SUITE TO MASTER
- DRIVEWAY & GARAGE

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

£230,000



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Property Ref:
MAR112573 - 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.

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