



Ceremony Wynd, Middlesbrough TS4 2WG

welcome to

Ceremony Wynd, Middlesbrough

Ideal for First-Time Buyers and Growing Families, this well-presented three-bedroom home enjoys a pleasant position overlooking a small green area, providing an attractive outlook and a welcoming setting.

Entrance Hall

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

Lounge

14' 1" into bay x 12' 11" (4.29m into bay x 3.94m)
UPVC double glazed bay window to front, radiator, TV point, telephone point.

Downstairs W/C

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

Kitchen/Diner

17' 8" x 11' 9" (5.38m x 3.58m)
Range of base and wall units with complementary work surfaces four ring induction hob, integral electric oven, integral fridge/freezer, integral dishwasher, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed door to rear, built in storage cupboard.

Landing

UPVC double glazed window to side, void loft access, radiator.

Bathroom

Toilet, wash hand basin, UPVC double glazed window.

Bedroom 1

12' 11" x 8' 9" (3.94m x 2.67m)
UPVC double glazed window to front, radiator, access to en suite.

En Suite

Toilet, single shower cubicle with wall mounted

shower, wash hand basin with mixer tap and under storage, radiator, UPVC double glazed window.

Bedroom 2

17' 9" x 8' 7" (5.41m x 2.62m)
Two UPVC double glazed windows to rear, two radiators.

Bedroom 3

8' 4" x 8' 3" (2.54m x 2.51m)
UPVC double glazed window to front, radiator.

Bathroom

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

Externally Rear Garden

Turfed garden, patio seating area, access into garage space.

Front Garden

Small garden, facing onto a small green.

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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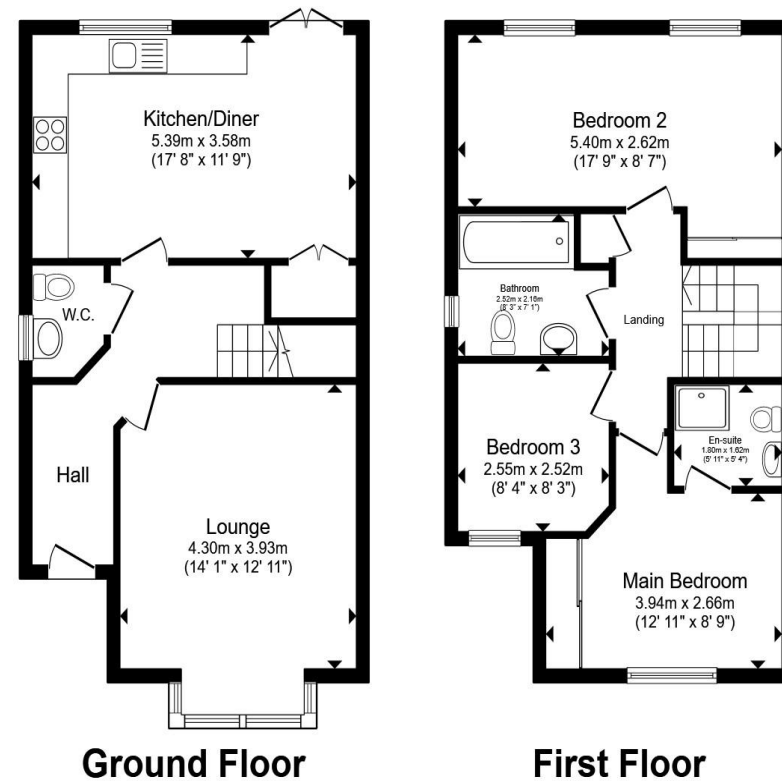
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Ceremony Wynd, Middlesbrough

- READY TO MOVE INTO
- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR FAMILIES
- THREE SPACIOUS BEDROOMS
- FRONT & REAR GARDEN

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

£220,000



Total floor area 99.5 m² (1,071 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:
MAR112386 - 0004

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manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk