



Ceremony Wynd, Middlesbrough TS4 2WG

welcome to

Ceremony Wynd, Middlesbrough

Situated in the highly sought-after TS4 area, this beautifully presented three-bedroom new build townhouse offers contemporary family living, finished to an exceptional high specification throughout.

Entrance Hall

Enter through composite door into hallway, radiator, staircase to first floor.

Lounge

13' 10" x 10' 4" (4.22m x 3.15m)
UPVC double glazed windows to front, radiator.

Downstairs W/C

UPVC double glazed frosted window, radiator, pedestal style wash hand basin, toilet.

Kitchen

UPVC double glazed windows, patio doors, radiator, fitted kitchen, sink with draining board, boiler, integral dishwasher, fridge/freezer, electric oven, electric hob, extractor fan.

Landing

UPVC double glazed windows to side, radiator.

Bedroom 2

13' 5" x 8' 6" (4.09m x 2.59m)
UPVC double glazed windows, radiator, built in storage.

Bedroom 3

8' 10" x 7' (2.69m x 2.13m)
UPVC double glazed windows to front, radiator.

Bathroom

Bath, radiator, pedestal style wash hand basin, toilet.

Second Floor Landing

UPVC double glazed window, radiator.

Bedroom 1

13' 6" x 15' 3" excl wardrobes (4.11m x 4.65m excl wardrobes)

UPVC double glazed window to side, fitted wardrobes, UPVC double glazed windows to front, radiator.

En Suite

Velux window, radiator, walk in shower, pedestal style wash hand basin, toilet.

Externally Rear Garden

Turfed garden, patio area, garage based at the rear of the property.

Front Garden

Driveway, small garden.

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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Ceremony Wynd, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- SPREAD ACROSS THREE FLOORS
- MODERN KITCHEN
- REAR GARDEN
- DRIVEWAY & GARAGE

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

£180,000



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Property Ref:
MAR112384 - 0003

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