



Stanhope Grove, Middlesbrough TS5 7SF

welcome to

Stanhope Grove, Middlesbrough

Located in the highly sought after TS5 area, this beautifully presented three bedroom semi detached home offers bright, spacious and versatile living throughout.

Entrance Hall

Enter through UPVC double glazed frosted door into hallway, UPVC double glazed window, storage cupboard housing the gas and electric meters, staircase to first floor, radiator, under stair storage cupboard.

Lounge

15' 3" x 18' excl chimney breast (4.65m x 5.49m excl chimney breast)
UPVC double glazed window, radiator, gas fire with mantle surround, dado rail, alcove.

Dining Room

8' 10" excl chimney breast x 12' (2.69m excl chimney breast x 3.66m)
UPVC double glazed window to the rear, old electric fire, dado rail.

Kitchen

14' 6" x 8' 8" (4.42m x 2.64m)
Fully fitted kitchen, sink with draining board, UPVC double glazed frosted door to rear, UPVC double glazed window, electric oven, electric hob, extractor fan, recess for fridge freezer, recess for washing machine.

Landing

Skylight, dado rail.

Bedroom 1

16' 3" excl wardrobes x 10' 6" (4.95m excl wardrobes x 3.20m)
Two UPVC double glazed windows, radiator, fully fitted wardrobes.

Bedroom 2

12' excl door recess x 9' 4" (3.66m excl door recess x 2.84m)

UPVC double glazed window, radiator.

Bedroom 3

5' 10" x 11' 11" (1.78m x 3.63m)
UPVC double glazed window, radiator, fully fitted wardrobes.

Bathroom

Toilet, pedestal style sink, panel style bath, shower, UPVC double glazed frosted window, storage cupboard housing the boiler.

Externally Rear Garden

Fully lawn, garage.

Front Garden

Long multiple car driveway, small garden with lawn.





view this property online mannersandharrison.co.uk/Property/MAR112067



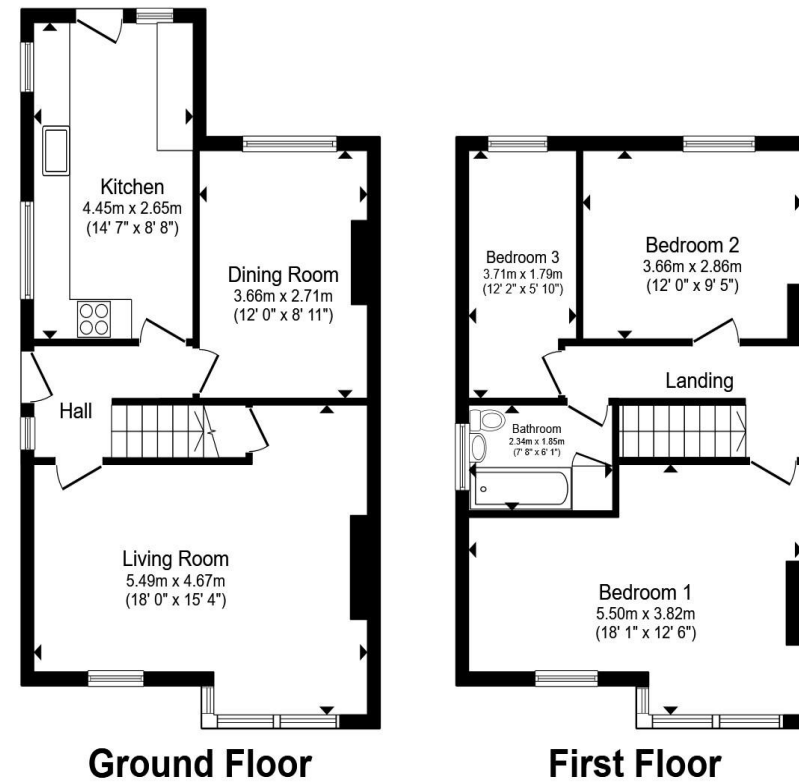
welcome to

Stanhope Grove, Middlesbrough

- GREAT FOR FAMILIES
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- MULTIPLE CAR DRIVEWAY
- SPACIOUS REAR GARDEN

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

£190,000



Total floor area 96.4 m² (1,038 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR112067



Property Ref:
MAR112067 - 0003

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