



**Pearwood Place, Middlesbrough TS8 9FN**

**welcome to**

## **Pearwood Place, Middlesbrough**

Offered for sale with no onward chain, this well-presented three-bedroom terraced home is ideal for first-time buyers, families, or investors alike.

### **Entrance Hall**

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

### **Kitchen/Lounge Area**

22' 10" max x 12' 2" max ( 6.96m max x 3.71m max )  
UPVC double glazed window to front, UPVC double glazed patio doors to rear, base and wall units with complementary work surfaces, four ring gas hob, integral electric oven, 1 1/2 bowl sink with draining board and mixer tap, extractor unit, TV point, telephone point, radiator, access to downstairs W/C.

### **Downstairs W/C**

Toilet, wash hand basin, radiator, extractor unit.

### **Landing**

Staircase to second floor.

### **Bathroom**

Toilet, wash hand basin with mixer tap, bath, part tiled wall, radiator.

### **Bedroom 2**

12' 2" x 7' 9" ( 3.71m x 2.36m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 9" max x 12' 2" max ( 2.36m max x 3.71m max )  
UPVC double glazed window to front, radiator.

### **Second Floor Landing**

Storage cupboard.

### **Bedroom 1**

9' x 17' 9" ( 2.74m x 5.41m )  
Skylight windows to front and rear, radiator.

### **Externally Rear Garden**

Patio seating area, small turfed garden.

### **Front Garden**

Driveway to side of the property.





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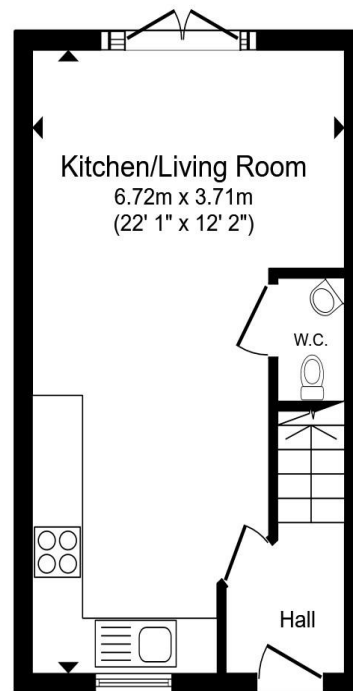
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## Pearwood Place, Middlesbrough

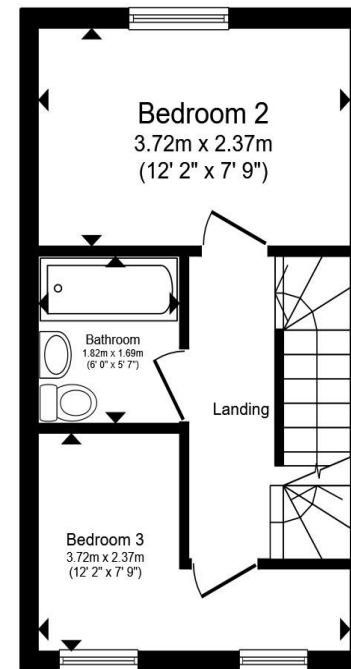
- NO ONWARD CHAIN
- SPREAD ACROSS THREE FLOORS
- IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS
- DRIVEWAY
- REAR GARDEN

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

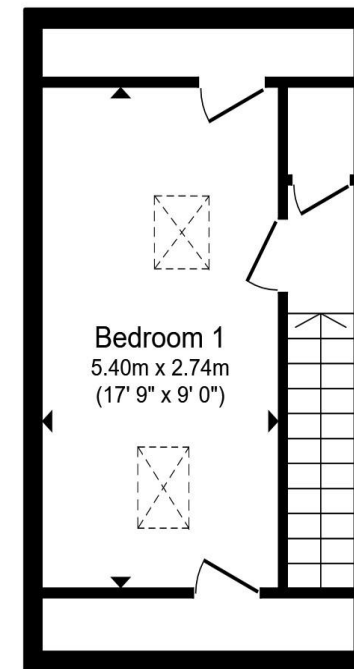
**£140,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 71.3 m<sup>2</sup> (767 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](http://www.propertybox.io)



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Property Ref:  
MAR112002 - 0003

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