



Emerson Avenue, Middlesbrough TS5 7QH

welcome to

Emerson Avenue, Middlesbrough

A spacious and well presented four bedroom semi detached house offering generous living accommodation, the property would make an ideal family home.

Entrance Hall

Enter through UPVC double glazed door into hallway, UPVC double glazed window to front and side, radiator, storage cupboard.

Downstairs W/C

UPVC double glazed window, toilet, wash hand basin.

Lounge

UPVC double glazed window to front, log burner, radiator.

Dining Room

UPVC double glazed window to rear, UPVC double glazed patio doors to rear, radiator, gas fireplace with fire surround.

Kitchen

UPVC double glazed door to rear garden, range of base and wall units with complementary work surfaces, radiator, sink with draining board and mixer tap, UPVC double glazed window to rear, integral oven, extractor fan, four ring hob.

Landing

UPVC double glazed window to side, void loft access.

Bedroom 1

UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom 2

UPVC double glazed window to front, radiator.

Bedroom 3

UPVC double glazed window to rear, radiator.

Bedroom 4

UPVC double glazed window to front, radiator.

Separate W/C

Toilet, UPVC double glazed window to side.

Bathroom

Walk in shower, UPVC double glazed window to side, bath, chrome towel rail, wash hand basin.

Externally Rear Garden

Patio seating area, laid to lawn, access to garage, flower bed edging.

Front Garden

Multiple car driveway, patio area, laid to lawn.

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

Emerson Avenue, Middlesbrough

- IDEAL FOR FAMILIES
- FOUR WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- FRONT & REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£260,000



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Property Ref:
MAR112357 - 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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