



Plough Grange, Middlesbrough TS5 8FQ

welcome to

Plough Grange, Middlesbrough

Perfectly suited to growing families, this substantial five-bedroom home offers an abundance of space, modern finishes, and versatile accommodation throughout.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage cupboard, access to downstairs w/c.

Lounge

17' 11" x 12' 1" (5.46m x 3.68m)
UPVC double glazed window to rear, TV point, telephone point, radiator.

Study

8' 6" x 8' 2" (2.59m x 2.49m)
UPVC double glazed window to front, radiator.

Downstairs W/C

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

Kitchen/Diner

22' 9" x 17' 8" (6.93m x 5.38m)
Range of base and wall units with silestone work surfaces, bi fold doors leading to rear garden, sink with draining board and mixer tap, integral double electric oven, four ring induction hob, UPVC double glazed window to rear, extractor unit, integral fridge/freezer, snug area.

Utility Room

Range of base units, sink and draining board, UPVC double glazed window to side, radiator.

Landing

Storage cupboard, void loft access.

Bedroom 1

16' 4" x 14' 5" (4.98m x 4.39m)
UPVC double glazed window to front, built in wardrobes, radiator, access to en suite.

En Suite

Double shower cubicle, toilet, wash hand basin, UPVC double glazed window to side.

Bedroom 2

14' 4" x 9' 1" (4.37m x 2.77m)
UPVC double glazed window to rear, radiator, access to en suite.

En Suite

Double shower cubicle, wash hand basin, toilet, UPVC double glazed window to rear.

Bathroom

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

Bedroom 3

12' 10" x 8' 5" (3.91m x 2.57m)
UPVC double glazed window to front, radiator.

Bedroom 4

12' 10" x 8' 2" (3.91m x 2.49m)
UPVC double glazed window to front, storage cupboard, radiator.

Bedroom 5

9' 3" x 9' 2" (2.82m x 2.79m)
UPVC double glazed window to rear, radiator.

Externally Rear Garden

Turfed garden, hot tub area, storage to the side of the property.

Front Garden

Double driveway, access to double garage, turfed garden.





view this property online mannersandharrison.co.uk/Property/MAR112492



welcome to

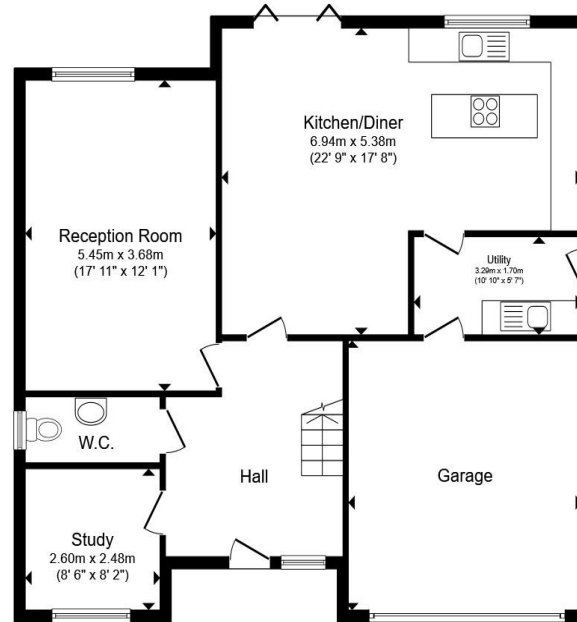
Plough Grange, Middlesbrough

- IDEAL FOR FAMILIES
- MODERN KITCHEN
- UTILITY ROOM & DOWNSTAIRS W/C
- TWO EN SUITE BEDROOMS
- DOUBLE DRIVEWAY WITH DOUBLE GARAGE

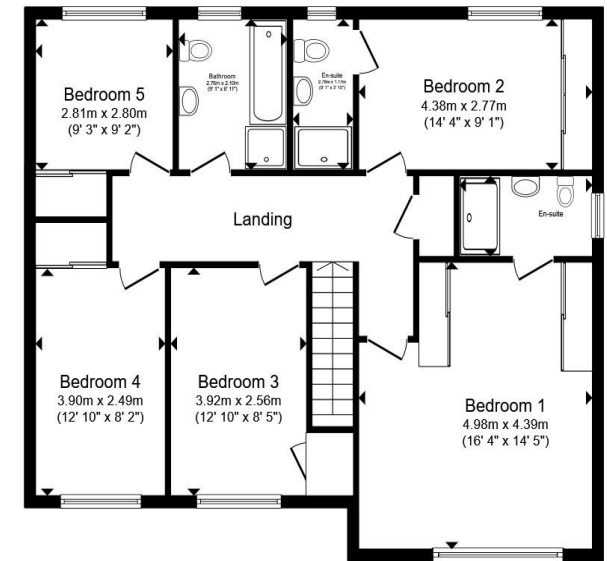
Tenure: Freehold EPC Rating: B

Council Tax Band: F

£485,000



Ground Floor



First Floor

Total floor area 196.3 m² (2,113 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



view this property online mannersandharrison.co.uk/Property/MAR112492



Property Ref:
MAR112492 - 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



Marton@mannersandharrison.co.uk



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



mannersandharrison.co.uk