



Hutton Road, Middlesbrough TS4 2LE

welcome to

Hutton Road, Middlesbrough

Situated in the popular TS4 area, this three-bedroom semi-detached property offers excellent potential for buyers looking to put their own stamp on a home.

Entrance Hall

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

Lounge

25' 4" excl bay window x 11' 4" excl chimney breasts (7.72m excl bay window x 3.45m excl chimney breasts)
UPVC double glazed bay window to front, radiator,
UPVC double glazed patio doors leading to rear.

Kitchen

21' x 6' 7" (6.40m x 2.01m)
Fitted kitchen, UPVC double glazed windows to side and rear, UPVC double glazed door leading to rear, two radiators, cupboard housing boiler, fitted kitchen, sink with draining board, oven, four ring gas hob, chimney extractor fan.

Landing

UPVC double glazed window to side, access to loft.

Bedroom 1

10' 3" excl chimney breast x 11' 5" (3.12m excl chimney breast x 3.48m)
UPVC double glazed windows to front, radiator.

Bedroom 2

10' 3" excl chimney breast x 11' 2" (3.12m excl chimney breast x 3.40m)
UPVC double glazed windows to rear, radiator

Bedroom 3

6' 11" x 8' 5" (2.11m x 2.57m)
UPVC double glazed window to front, radiator.

Family Bathroom

UPVC double glazed frosted window to rear,
pedestal style wash hand basin, toilet, L shape bath

with shower above, towel style radiator.

Externally Rear Garden

Laid to lawn, driveway to side, garage.

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

Hutton Road, Middlesbrough

- IDEAL INVESTMENT OPPORTUNITY
- IDEAL FOR FAMILIES
- THREE WELL PROPORTIONED BEDROOMS
- REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£145,000

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Property Ref:
MAR112325 - 0005

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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