



Anderson Gardens, Ladgate Middlesbrough TS8 9QJ

welcome to

Anderson Gardens, Ladgate Middlesbrough

An ideal opportunity for first-time buyers, this well-presented two-bedroom end-terraced home offers modern, open-plan living and off-street parking for two cars.

Entrance Hall

Enter through composite door into hallway, staircase to first floor.

Kitchen/Diner/Living Area

22' x 12' 4" (6.71m x 3.76m)

Range of base and wall units with complementary work surfaces, UPVC double glazed window to front, UPVC double glazed patio doors to rear, herringbone flooring, breakfast bar, recess for appliances, integral electric oven, four ring gas hob, stainless steel splash back, extractor, sink with draining board and mixer tap, radiator.

Downstairs W/C

Pedestal wash hand basin, radiator, toilet.

Landing Bedroom 1

12' 2" x 7' 10" (3.71m x 2.39m)

UPVC double glazed window to rear, radiator.

Bedroom 2

12' 2" x 7' 9" (3.71m x 2.36m)

Two UPVC double glazed windows to front, radiator.

Bathroom

Bath with shower head, pedestal wash hand basin, toilet, radiator, UPVC double glazed frosted window to side, extractor.

Externally Rear Garden

Enclosed garden.

Front Garden

Double driveway.

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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





view this property online mannersandharrison.co.uk/Property/MAR112388



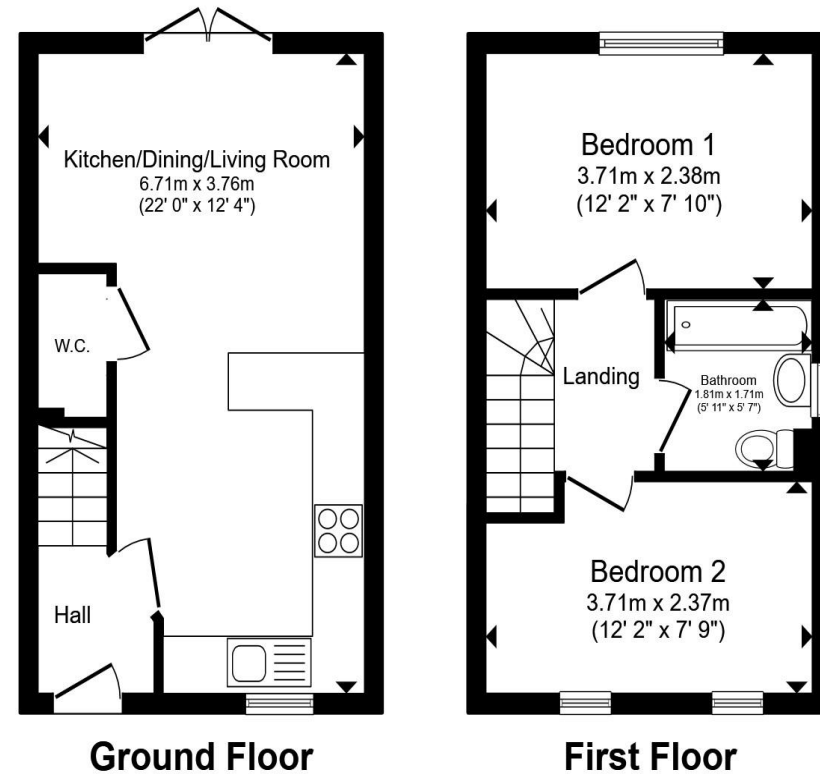
welcome to

Anderson Gardens, Ladgate Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- OPEN DOWNSTAIRS SPACE
- DOWNSTAIRS W/C
- REAR GARDEN
- DOUBLE DRIVEWAY

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

£134,000



Total floor area 50.5 m² (543 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/MAR112388



Property Ref:
MAR112388 - 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.

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