



Mannion Way, Middlesbrough, TS4 2GW

welcome to

Mannion Way, Middlesbrough

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached family home provides spacious and practical accommodation, ideal for first-time buyers, growing families, or those looking to downsize.

Entrance Hall

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

Lounge

11' 5" x 13' 9" (3.48m x 4.19m)

UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear, TV point, telephone point, radiator.

Kitchen

10' 2" x 16' 1" (3.10m x 4.90m)

Range of base and wall units with complementary work surfaces, integral electric oven, four ring gas hob, extractor fan, UPVC double glazed window to side and front, access to downstairs W/C.

Downstairs W/C

Toilet, wash hand basin, extractor unit.

Landing

Void loft access.

Bedroom 1

8' 3" x 13' 7" (2.51m x 4.14m)

UPVC double glazed window to front, radiator.

Bedroom 2

7' 2" x 10' 10" (2.18m x 3.30m)

UPVC double glazed window rear, radiator.

Bedroom 3

6' 1" x 9' (1.85m x 2.74m)

UPVC double glazed window to rear, radiator.

Bathroom

Bath, wall mounted shower, toilet, wash hand basin, UPVC double glazed window to side.

Externally

Rear Garden

Turfed rear garden, enclosed by timber fencing.

Front Garden

Driveway leading to garage.





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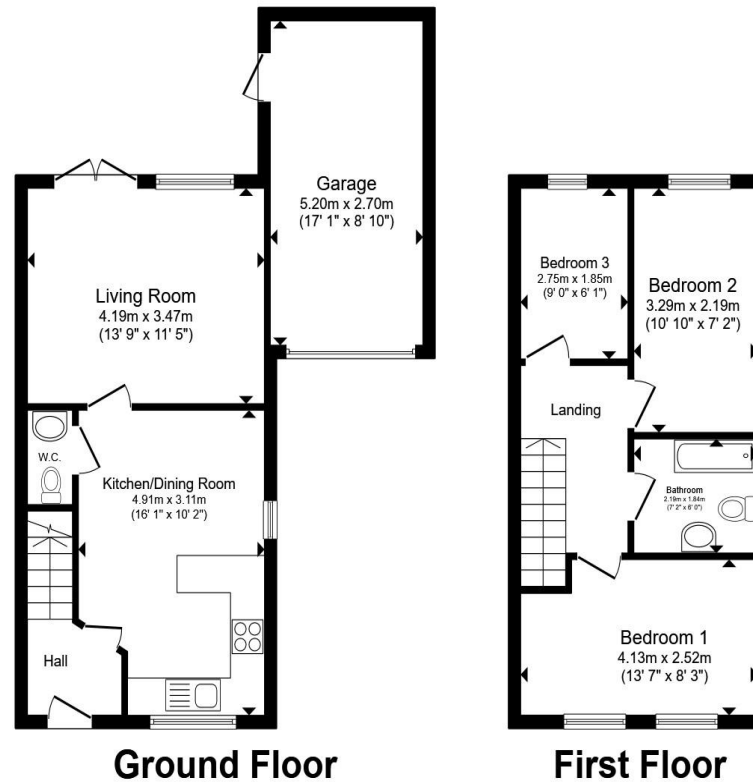
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Mannion Way, Middlesbrough

- MODERN THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS REAR GARDEN
- DRIVEWAY
- GARAGE

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

£160,000



Total floor area 85.4 m² (919 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



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Property Ref:
MAR112026 - 0003

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