



Ceremony Wynd, Middlesbrough TS4 2WG

welcome to

Ceremony Wynd, Middlesbrough

This spacious and well-presented four-bedroom property offers everything a modern family needs. Please note this is a leasehold property.

Entrance Hall

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

Lounge

16' 1" excl window bay x 10' 11" (4.90m excl window bay x 3.33m)

UPVC double glazed window to front, radiator.

Kitchen

10' x 20' 4" (3.05m x 6.20m)

Fully fitted kitchen, four ring gas hob, chimney extractor fan, built in electric oven, integral fridge/freezer, integral dishwasher, 1 1/2 bowl sink with draining board, UPVC double glazed windows to rear, UPVC double glazed patio doors to rear, radiator.

Utility Room

5' 4" x 5' 10" (1.63m x 1.78m)

Recess for washer/dryer, sink with draining board, boiler, composite door to rear.

Downstairs W/C

UPVC double glazed frosted window, toilet, pedestal hand basin, radiator.

Landing

Access to loft space, storage cupboard housing water tank.

Bedroom 1

11' x 13' 3" into door recess (3.35m x 4.04m into door recess)

UPVC double glazed window to front, fully fitted wardrobes, radiator.

En Suite

UPVC double glazed frosted window, radiator, toilet,

pedestal style wash hand basin, walk in shower.

Bedroom 2

11' 2" excl recess x 13' 5" (3.40m excl recess x 4.09m)

UPVC double glazed windows to front, radiator, storage cupboard.

Bedroom 3

9' 5" excl small door recess x 10' 3" (2.87m excl small door recess x 3.12m)

UPVC double glazed window to rear, radiator.

Bedroom 4

9' 9" excl recess x 9' 1" (2.97m excl recess x 2.77m)

UPVC double glazed windows to rear, radiator.

Bathroom

UPVC double glazed frosted window, panel style bath, toilet, pedestal style wash hand basin, radiator, part tiled.

Externally Rear Garden

Large garden, patio area, fully laid lawn, decking area.

Front Garden

Paved double driveway, 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.





view this property online mannersandharrison.co.uk/Property/MAR112057



welcome to

Ceremony Wynd, Middlesbrough

- MODERN FAMILY LIVING
- UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- LARGE REAR GARDEN
- DOUBLE DRIVEWAY & GARAGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000

view this property online mannersandharrison.co.uk/Property/MAR112057



Property Ref:
MAR112057 - 0004

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