



Grassington Road, Middlesbrough TS4 3ET

welcome to

Grassington Road, Middlesbrough

This spacious and versatile four-bedroom family home offers generous living accommodation throughout, making it an ideal choice for growing families.

Entrance Hall

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

Lounge

13' 5" x 13' 5" into alcove (4.09m x 4.09m into alcove)
UPVC double glazed window to rear, radiator, TV point, telephone point.

Dining Room

10' 5" x 10' (3.17m x 3.05m)
UPVC double glazed window to rear, radiator.

Kitchen 1

11' 4" x 8' 11" (3.45m x 2.72m)
Range of base and wall units with complementary work surfaces, UPVC double glazed window to front and side, boiler, UPVC double glazed door to side, sink with draining board and mixer tap, radiator, plumbing for washing machine, recess for fridge/freezer.

Kitchen 2

13' 5" x 8' 9" (4.09m x 2.67m)
UPVC double glazed door to rear, base units.

Downstairs W/C

Toilet, UPVC double glazed window to front, wash hand basin.

Conservatory

8' 10" x 6' 9" (2.69m x 2.06m)
Timber single glazed windows, timber single glazed door leading to rear garden.

Landing

UPVC double glazed window to front.

Bathroom

Wash hand basin with mixer tap, toilet, bath with dual taps, wall mounted shower, UPVC double glazed window to side.

Bedroom 1

11' 11" incl door recess x 11' (3.63m incl door recess x 3.35m)
UPVC double glazed window to rear, radiator, built in storage cupboard.

Bedroom 2

14' x 9' 5" (4.27m x 2.87m)
UPVC double glazed window to rear, radiator.

Bedroom 3

10' 4" x 9' 10" (3.15m x 3.00m)
UPVC double glazed window to rear, radiator.

Bedroom 4

8' 9" incl door recess x 8' 4" (2.67m incl door recess x 2.54m)
UPVC double glazed window to front, radiator, built in storage cupboard.

Externally Rear Garden

Landscaped rear garden, turfed garden, flower bed edging, patio seating area, enclosed by timber fencing.

Front Garden

Driveway for off street parking.

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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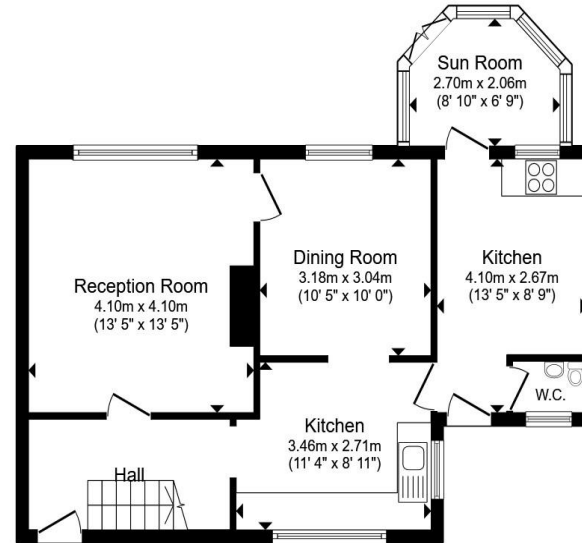
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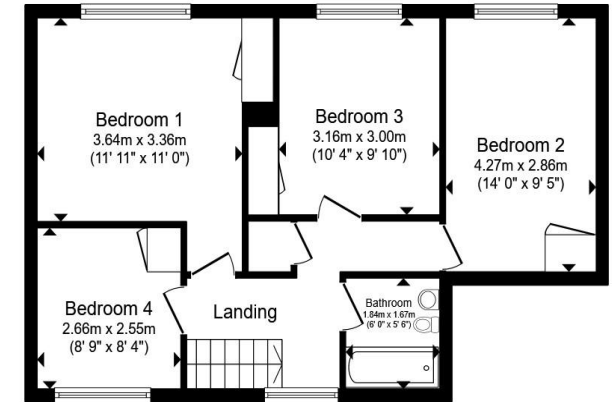
- IDEAL FOR FAMILIES
- TWO KITCHEN SPACES
- DOWNSTAIRS W/C
- FRONT & REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£180,000



Ground Floor



First Floor

Total floor area 113.7 m² (1,223 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:
MAR112373 - 0003

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