



Cherryfield Drive, Middlesbrough TS5 5QG

welcome to

Cherryfield Drive, Middlesbrough

Perfect for growing families or savvy investors alike, this spacious four-bedroom home offers versatile living accommodation and excellent outdoor space.

Entrance Hall

Enter through UPVC double glazed composite door into hallway, staircase to first floor, radiator, access to downstairs w/c, internal access to garage.

Downstairs W/C

Radiator, wash hand basin, tiled wall, toilet, UPVC double glazed window to front.

Lounge

13' 5" x 13' 1" (4.09m x 3.99m)

UPVC double glazed window to front, radiator, TV point, telephone point, gas fire with decorative fire surround.

Reception Room 2

9' 2" x 9' 1" (2.79m x 2.77m)

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, radiator.

Kitchen

13' 2" x 11' 10" (4.01m x 3.61m)

Range of base and wall units with complementary work surfaces, integral electric oven, four ring gas hob, extractor unit, recess for fridge/freezer, radiator, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to rear, built in storage cupboard.

Utility Room

6' 7" x 6' (2.01m x 1.83m)

Plumbing for washing machine, base units with work surfaces, sink with draining board and dual taps, UPVC double glazed door leading to side, radiator.

Landing

UPVC double glazed window to side, radiator, storage cupboard, void loft access.

Bathroom

Wash hand basin, toilet, bath, UPVC double glazed window to rear, radiator, tiled wall, wall mounted shower.

Bedroom 1

13' 5" x 13' (4.09m x 3.96m)

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

En Suite

Single shower cubicle, toilet, wash hand basin, radiator, UPVC double glazed window to front.

Bedroom 2

10' x 9' 8" (3.05m x 2.95m)

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

Bedroom 3

10' 11" x 9' 8" (3.33m x 2.95m)

UPVC double glazed window to rear, radiator.

Bedroom 4

12' x 9' (3.66m x 2.74m)

UPVC double glazed window to rear, radiator, fitted wardrobes.

Externally Rear Garden

Landscaped garden, patio seating area, stoned garden, flower beds, timber built storage shed.

Front Garden

Multiple car driveway leading to garage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money



laundrying 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/MAR110905



welcome to

Cherryfield Drive, Middlesbrough

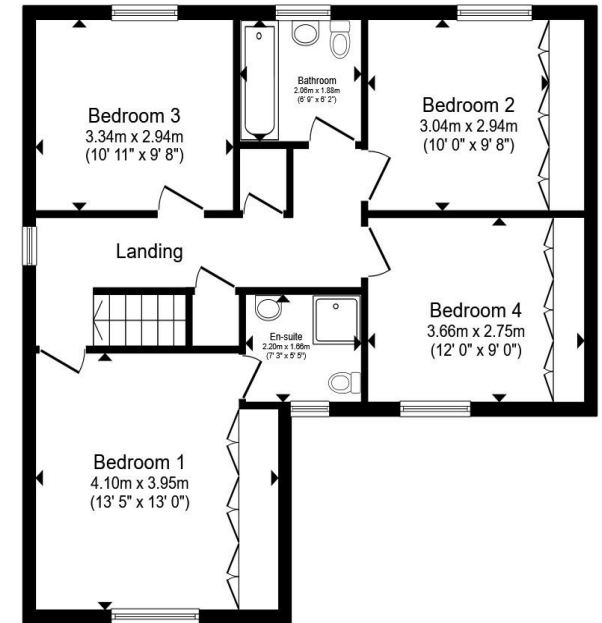
- IDEAL FOR FAMILIES
- GREAT INVESTMENT OPPORTUNITY
- DOWNSTAIRS W/C
- FOUR WELL PROPORTIONED BEDROOMS
- MULTI CAR DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£280,000



Ground Floor



First Floor

Total floor area 135.7 m² (1,461 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/MAR110905



Property Ref:
MAR110905 - 0006

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