



**Cambridge Road, Middlesbrough TS5 5LD**

**welcome to**

## **Cambridge Road, Middlesbrough**

A rare opportunity to acquire this spacious four-bedroom semi-detached home, ideally suited for growing families and seldom available on the market.

### **Entrance Porch**

Accessed via UPVC door.

### **Entrance Hall**

Stairs to the first floor.

### **Dining Room**

14' 10" x 15' 5" ( 4.52m x 4.70m )

Double glazed window to front aspect, radiator, coving.

### **Lounge**

13' 11" x 14' 1" ( 4.24m x 4.29m )

UPVC double glazed window & door to rear aspect, radiator, coving.

### **Kitchen**

8' x 10' 11" ( 2.44m x 3.33m )

Fitted kitchen with a range of wall and base units with contrasting rolltop work surfaces, pantry storage, radiator, hob, integrated double oven, sink unit.

### **Landing**

#### **Bedroom 1**

12' 5" x 13' 11" ( 3.78m x 4.24m )

UPVC double glazed window to rear aspect, radiator.

#### **Bedroom 2**

12' 6" x 13' 11" ( 3.81m x 4.24m )

UPVC double glazed window to front aspect, radiator, fitted robes.

#### **Bedroom 3**

11' x 11' 7" ( 3.35m x 3.53m )

UPVC double glazed window to front aspect, radiator.

#### **Bedroom 4**

8' 2" x 8' 5" ( 2.49m x 2.57m )

UPVC double glazed window to side aspect, radiator.

#### **Bathroom**

Panelled bath with overbath shower, pedestal wash hand basin, WC, upvc double glazed window to rear aspect, radiator.

#### **Separate W/C**

Low level flush WC.

#### **Externally**

#### **Rear Garden**

Extensive rear garden.

#### **Front Garden**

Driveway to front, two single garages with eaves.





***view this property online*** [mannersandharrison.co.uk/Property/MAR111495](https://mannersandharrison.co.uk/Property/MAR111495)



welcome to

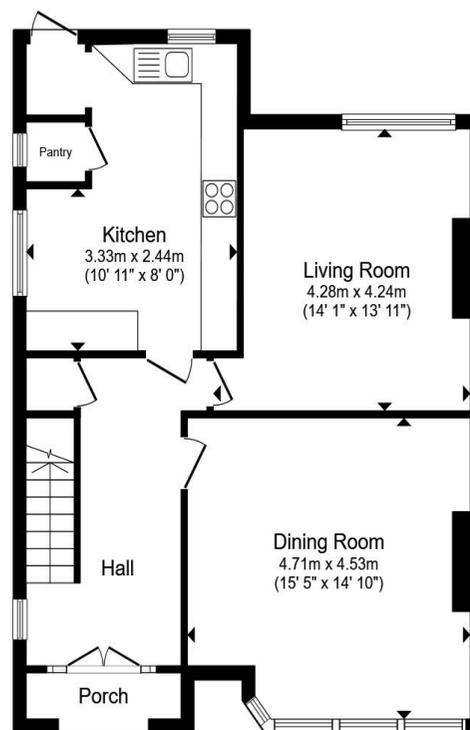
## Cambridge Road, Middlesbrough

- IDEAL FOR FAMILIES
- SPACIOUS THROUGHOUT
- INVESTMENT OPPORTUNITY
- LARGE REAR GARDEN
- DRIVEWAY

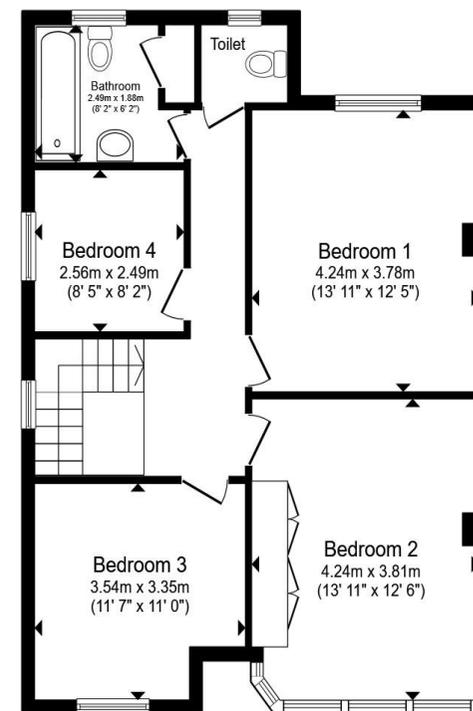
Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£290,000**



**Ground Floor**



**First Floor**

Total floor area 139.0 m<sup>2</sup> (1,496 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](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/MAR111495](http://mannersandharrison.co.uk/Property/MAR111495)



Property Ref:  
MAR111495 - 0003

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](mailto:Marion@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)