

CHERRYWOOD GROVE, MIDDLESBROUGH, TS6 0GD



- ▲ Two Bedroom Semi Detached Property
- ▲ En-Suite Shower Room
- ▲ Larger Than Average Corner Plot
- ▲ Excellent for a First Time Buyer
- ▲ 15ft Lounge Diner
- ▲ Ground Floor WC
- ▲ Off Street Parking
- ▲ Generous Rear Garden

£140,000

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Located on the popular High Farm Estate, this nicely presented semi-detached property is brilliant for a first time buyer. Perfectly situated within a cul-de-sac, sitting on a larger than average corner plot with generous gardens and is excellent for local amenities, schooling, and transport links. Early viewing is advised.

KITCHEN - 1.85m x 3.05m (6'1" x 10')

A shaker style fitted kitchen with soft closing doors, roll edge worktops and upstands, integrated AEG electric oven and gas hob with glass splashback and stainless steel extractor hood, plumbing for washing machine, a cupboard houses the Ideal Logic combi boiler, vinyl flooring and UPVC window.

GROUND FLOOR

HALL - 1.07m x 3.05m (3'6" x 10')

Part glazed composite entrance door, neutral decoration, staircase to the first floor, doors to the WC and lounge diner and opening through to the kitchen.

WC - 0.91m x 1.57m (3' x 5'2")

White suite with tiled splashback, extractor fan, radiator, vinyl flooring and UPVC window.

LOUNGE DINER - 4.01m (13'2") reducing to 2.92m (9'7") x 4.72m (15'6") reducing to 3.1m (10'2")

A spacious room with feature wall and neutral carpet, under stairs storage cupboard, radiator, and UPVC French doors with twin side lights open onto the rear garden.

FIRST FLOOR

LANDING - 2.03m x 1.93m (6'8" x 6'4")

With panelled doors to all rooms, radiator, and access to the boarded loft space via a retractable loft ladder.

BEDROOM ONE - 3.05m x 3.1m (10' x 10'2")

A well-presented room with fitted wardrobes, radiator, UPVC window overlooking the rear garden and door to the en-suite.

EN-SUITE - 0.9m x 3.07m (2'11" x 10'1")

White suite with electric shower unit, extractor fan, part tiled walls, chrome ladder radiator and vinyl flooring.

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BEDROOM TWO - 4.01m (13'2") reducing to 2.9m (9'6") x 2.64m (8'8") reducing to 1.6m (5'3")

A double room with tasteful decoration and grey carpet, radiator, over stairs storage cupboard and twin UPVC windows.

BATHROOM - 1.88m x 1.96m (6'2" x 6'5")

White modern suite with part tiled walls, extractor fan, radiator, and vinyl flooring.

AGENTS REF: - CF/LS/RED230986/08052024

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

EXTERNALLY

PARKING & GARDENS

A generous corner plot with tarmac driveway providing parking for numerous vehicles, outdoor tap and lawned garden with paved pathway and gated access to the rear garden. The rear garden is mainly laid to lawn with paved pathways and outdoor power supply.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

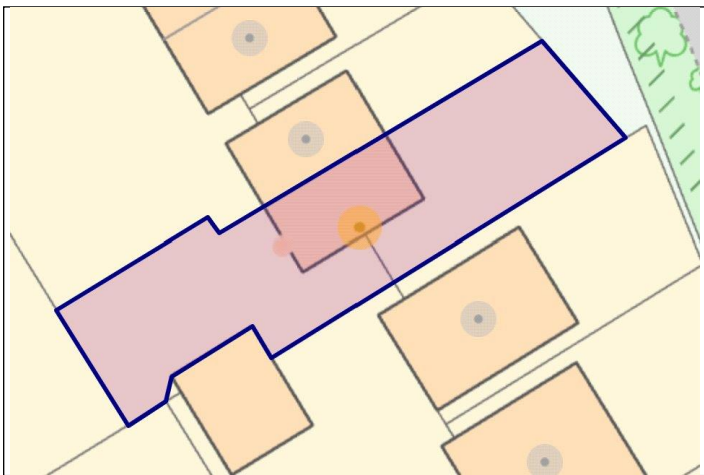
No Known Legal Obligations

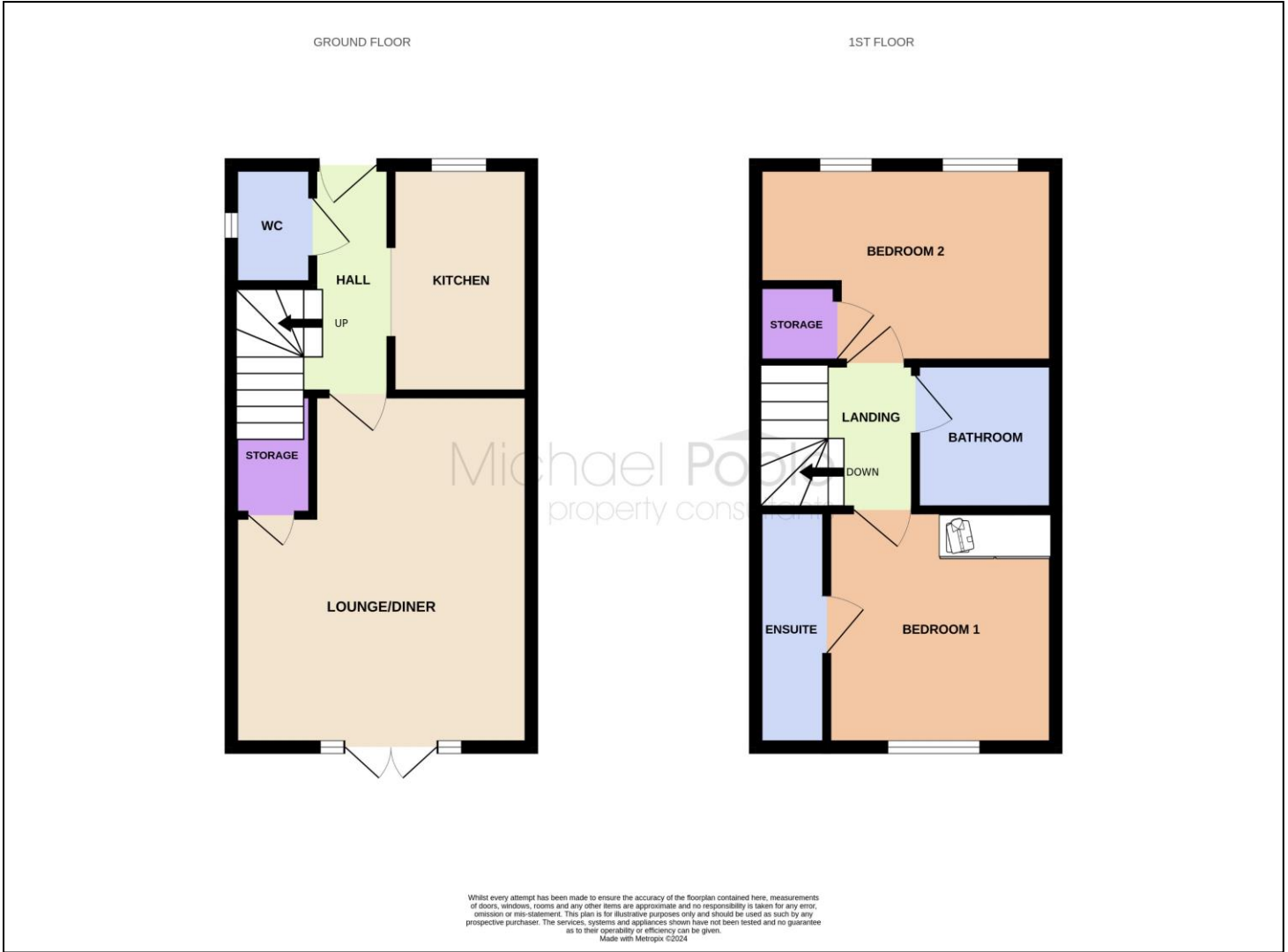
Standard Broadband & Mobile Signal

No Known Rights of Way



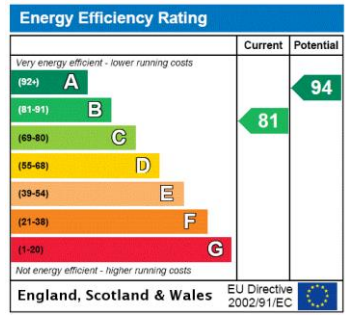
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024

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