



## 10 Cherryfield Drive

Orchard View, Linthorpe, TS5 5QG

**Offers in the region of £220,000**



For Sale With No Onward Chain - An Immaculately Presented Three/Four Bedroom Taylor Wimpey Chawick 2 Design Townhouse Situated Within The Highly Sought-After Orchard View Development In Linthorpe. Enjoying An Attractive Open Aspect Over Green Space To The Front, This Spacious Three-Storey Home Offers Flexible Living Accommodation, A Recently Upgraded Kitchen, West-Facing Rear Garden And Off-Road Parking For Two Vehicles. Beautifully Maintained Throughout, The Property Is Ready To Move Straight Into.



**Full Description**

Occupying A Lovely Position Within The Popular Orchard View Development, This Beautifully Presented Three-Storey Townhouse Was Built By Taylor Wimpey In 2011 To The Well-Regarded Chawick 2 Design.

The Ground Floor Features A Stylish Kitchen/Diner, Upgraded Approximately Two Years Ago, Complete With Integrated Fridge Freezer, Dishwasher And Washing Machine. French Doors Open Directly Onto The West-Facing Rear Garden, Creating An Ideal Space For Entertaining And Family Living. There Is Also A Ground Floor WC And A Versatile Additional Reception Room Created From A Garage Conversion.

To The First Floor Is A Spacious Lounge Enjoying Pleasant Views Across The Green Belt To The Front, Offering Flexibility To Be Used As An Additional Bedroom If Required. A Further Bedroom Is Also Located On This Floor.

The Second Floor Comprises Two Well-Proportioned Bedrooms, Including The Principal Bedroom With En-Suite Shower Room, Alongside The Family Bathroom.

Externally, The Property Benefits From A Driveway Providing Off-Road Parking For Two Vehicles And A Fully Enclosed West-Facing Rear Garden. Further Features Include A Nest Smart Heating System, Annually Serviced Boiler, Partially Boarded Loft Storage, Recently Installed Flooring And Recent Redecoration Throughout.

A Superb Family Home Offering Flexible Accommodation In A Highly Desirable Location.

**Location**

Situated Within The Highly Regarded Linthorpe Area Of Middlesbrough, This Property Occupies A Prime Residential Position In One Of The Town's Most Sought-After Neighbourhoods. Renowned For Its Tree-Lined Streets, Excellent Amenities And Strong Community Feel, Linthorpe Remains A Firm Favourite With Families And Professionals Alike.

A Variety Of Local Shops, Cafés And Everyday Conveniences Are Available Within Approximately 0.4 Miles (Around An 8 Minute Walk), While Linthorpe Road Is Within Easy Reach Offering An Excellent Selection Of Restaurants, Independent Businesses And Essential Services.

The Area Is Well Served By Highly Regarded Schools, Including St Edward's RC Primary School, Linthorpe Community Primary School And Acklam Grange School, All Within Easy Reach. Middlesbrough Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive), Providing A Wide Range Of Retail, Leisure And Entertainment Facilities.

The Property Also Benefits From Excellent Access To The A19 And A66, Offering Convenient Commuter Links Across Teesside And Beyond.

**Note**

The Sellers Pay A Green Belt Covenant Of £220 Per Year For The Upkeep Of The Green Space.

Please Find The Attached Brochure With Material Information For Buyers. Please Note The Garage Conversion Does Not Yet Have Building Regulations Sign-Off - In Progress.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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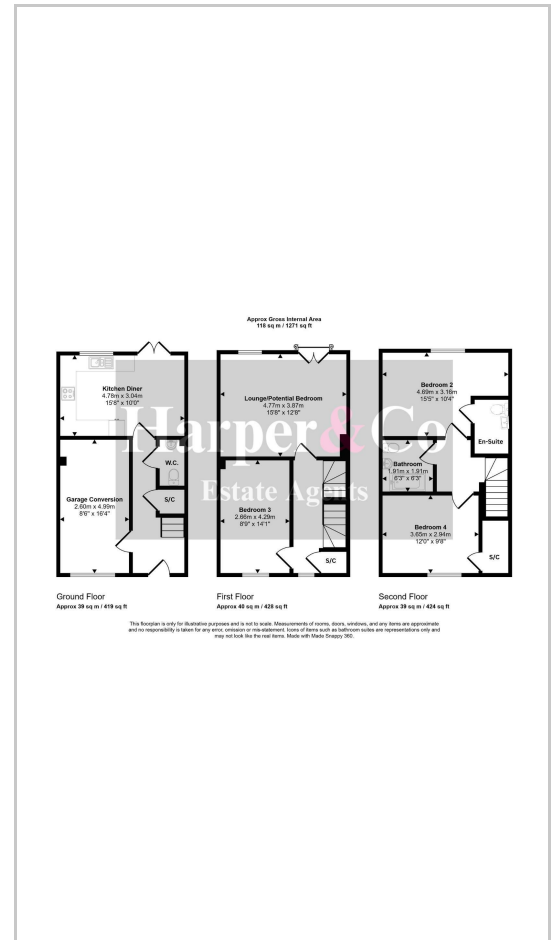
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

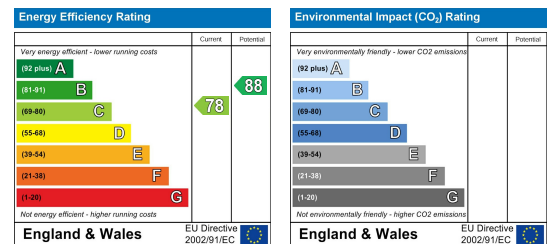
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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