



## 49 Middlebeck Close

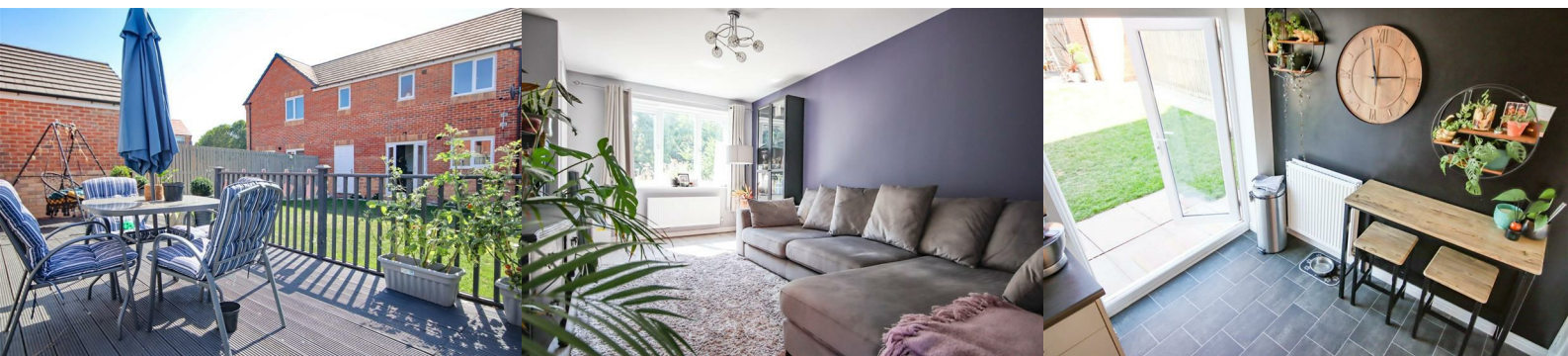
Beck View, Ormesby, Middlesbrough, TS3 8RG

**£140,000**



Stylish & Modern Gleeson Home Built To The 'Fergus' Design. For Sale With The Advantage Of No Onward Chain & Vacant Possession! Built In Just May 2018 With The Remaining N.H.B.C 10 Year Warranty.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!





Location:

Attractively Positioned Within A New Residential Development Area With Excellent Commuter Access Just Minutes Away, Whilst Being Within Walking & Short Driving Distance Of Shops & Other Local Amenities.

Middlebeck cLoSe Can Be Accessed Via Cargo Fleet Lane. The Property is Tucked Away In A Quiet Cul-De-Sac.

- Lidl, Cargo Fleet Lane - 5 Minute Drive
- Asda, Park End - 5 Minute Drive
- Morrisons Supermarket - 4 Minute Drive
- Cleveland Retail Park - 7 Minute Drive
- Corpus Christi Primary School - 13 Minute Walk
- Thorn tree Primary School - 15 Minute Walk
- The Berwick Hills Centre - 4 Minute Drive

Accommodation Comprises:

Entrance Hallway With Staircase Leading To First Floor, A Generous Sized Living Room, Leading Into The Kitchen/Dining Area With Complimentary Units, Built In Appliances & French Doors Opening Out To The Garden. To The First Floor Are Three Double Bedrooms & A Family Bathroom With Brand New White Three-Piece Suite.

Externally, The Decorative Pebbled Area To The Front Aspect Provides Off-Road Parking & There Is A Garden Laid To Lawn. The Integral Garage Provides Further Off Road Parking & Access Into Rear Garden. The Rear Garden Is Generously Sized & Laid To Lawn, Benefiting A High Level Of Privacy, Not Directly Overlooked.

Entrance Hallway

Composite Entrance Door, Staircase Leading To First Floor.

Living Room

15'1" x 10'0" (4.62m x 3.05m)  
uPVC Double Glazed Window To The Front Aspect, Under Stair Storage Cupboard, Radiator & Door Leading Into Kitchen/Diner.

Kitchen/ Dining Room

13'5" x 7'8" (4.11m x 2.36m)  
Fitted With A Range Of Modern Neutral Gloss Base, Wall & Drawer Units, Black Work Surface Incorporating A Stainless Steel Sink Unit & Chrome Mixer Tap, Tiled Backsplash, Built-In Electric Oven, Gas Hob & Overhead Extractor Fan, Integrated Dishwasher, Space For A Washing Machine, uPVC Double Glazed Window To The Rear, uPVC Double Glazed Door To The Side.

Cloakroom W/C

White W/C, Wash Hand Basin, Radiator.

First Floor Landing

Providing Access To All Three Good Sized Bedrooms & Family Bathroom.

Bedroom One

16'9" x 9'2" (5.13m x 2.8m)  
uPVC Double Glazed Window To The Front & Rear Aspect, Radiator.

Bedroom Two

11'8" x 6'10" (3.56m x 2.1m)  
uPVC Double Glazed Window To The Front Aspect, Radiator.

Bedroom Three

13'5" x 11'5" (4.11m x 3.48m)  
uPVC Double Glazed Window To The Rear Aspect, Radiator.

Family Bathroom

Fitted With A White Three-Piece Suite Comprising Panelled Bath With Overhead Shower & Screen, Wash Hand Basin, W/C, Radiator, Part Tiled Walls, uPVC Double Glazed Window To The Rear Aspect.

Integral Garage

16'11" x 8'6" (5.18m x 2.6m)  
Up & Over Garage Door To Front Aspect & Door To The Rear Leading Into Garden.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: B

Annual Estimate £1,686 pa

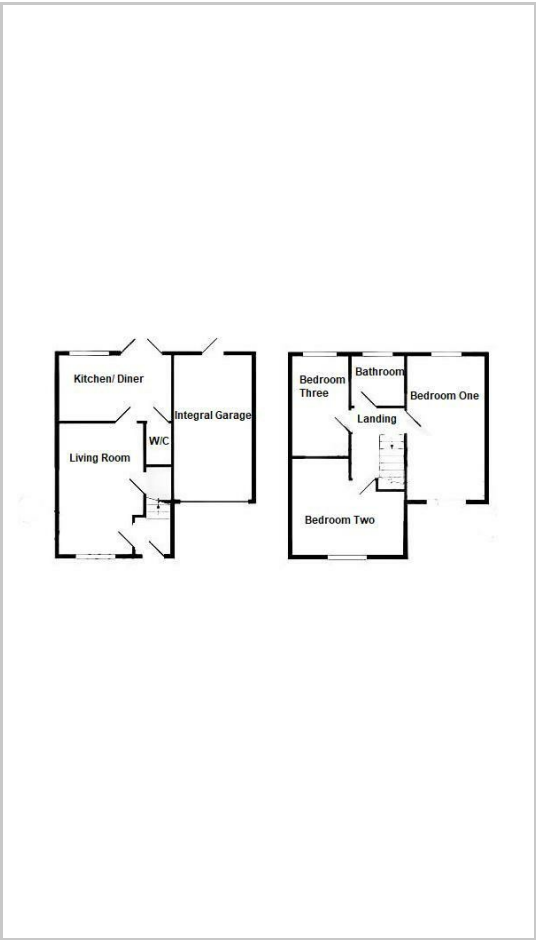
Measurements

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

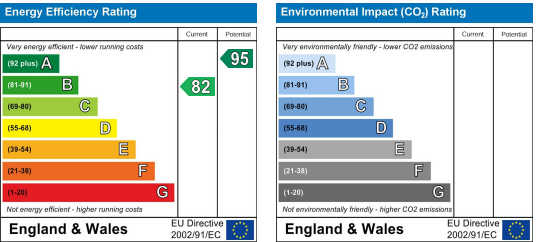
Area Map



Floor Plans



Energy Efficiency Graph



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