



Jocelyn Way, Middlesbrough, TS5 8FA
3 Bed - House - Detached
£240,000

Council Tax Band: D
EPC Rating: B
Tenure: Freehold



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ESTATE AGENTS



Jocelyn Way, TS5 8FA

CHAIN FREE

Located in a peaceful cul-de-sac on a sought-after estate, this impressive three-bedroom detached home offers the perfect combination of space, privacy, and modern living. Set on a favourable corner plot within this popular modern development. and benefiting from a large rear garden that provides a fantastic outdoor space for families, entertaining, or relaxation. The property is beautifully finished to a high standard, with spacious rooms throughout, offering plenty of natural light and comfort. The generously sized bedrooms provide ample storage and living space, making it ideal for family life. With a layout comprises of: Entrance, lounge, dining room, kitchen with utility and down stairs toilet. To the first floor there are Three double bedrooms (master with ensuite) and family bathroom. Externally the enclosed rear garden is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with a driveway leading to the single garage.

Situated on a highly desirable estate, this property offers a fantastic opportunity to secure a well-maintained, high-end home in a peaceful and convenient location. In the catchment areas for Acklam Whin , St Claire's and Acklam Grange

GROUND FLOOR

ENTRANCE

LOUNGE

17'8 x 11'6

DINING ROOM

11'9 x 10'4

KITCHEN

10'11 x 9'1

UTILITY

5'7 x 5'0

DOWNSTAIRS TOILET

FIRST FLOOR

LANDING

BEDROOM 1(REAR)

13'10 x 8'8

EN SUITE

BEDROOM 2 (FRONT)

10'5 x 9'11

BEDROOM 3 (FRONT)

9'8 x 9'2

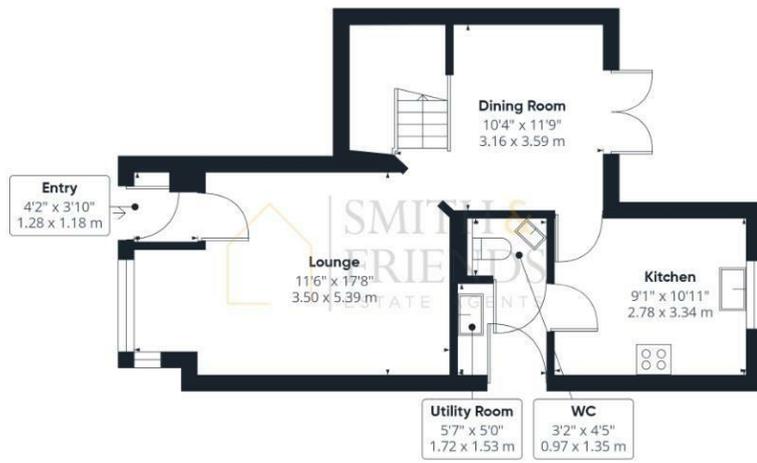
FAMILY BATHROOM

EXTERNALLY









Ground Floor



Floor 1

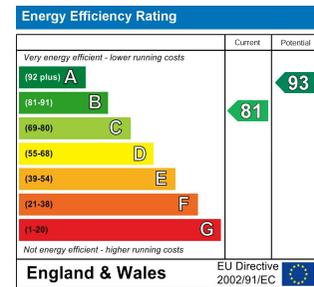


Approximate total area⁽¹⁾
881 ft²
81.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



England & Wales EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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