

CEREMONY WYND, MIDDLESBROUGH, TS4 2WG



- ▲ Ideal For a Growing Family Looking for More Living Space!
- ▲ Good Sized Rear Garden
- ▲ Garage Converted into A Dining Room
- ▲ Modern Kitchen with Fitted Appliances
- ▲ Four Good Sized Bedrooms
- ▲ Walking Distance of Good Schooling, Shops as Well As A66 & James Cook University Hospital

- ▲ Off Street Parking on A Block Paved Driveway
- ▲ Master Bedroom En-Suite
- ▲ Storage Down the Left Hand Side of The Property
- ▲ UPVC Double Glazed Windows & Gas Central Heating with A Combi Boiler

£250,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Ideal for a growing family looking for more living space!

The property is within walking distance of good schooling, shops as well as the A66 and James Cook University Hospital.

Notable features include modern kitchen with fitted appliances, off street parking, good size rear garden, storage down the left hand side of the property, the garage has been converted into a dining room, utility room, master bedroom en-suite, UPVC double glazed windows, gas central heating with a combi boiler and four good size bedrooms.

The property comprises entrance hall, lounge, dining room, kitchen/diner, utility room and handy ground floor WC. On the first floor there are four bedrooms with the master having an en-suite shower room and there is a separate bathroom. Externally there is parking on a block paved driveway for multiple cars and a well-kept rear garden with a lawn, patio and decked area.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door, radiator, woodgrain effect laminate flooring and staircase to the first floor.

LOUNGE - 4.9m x 3.3m (16'1" x 10'10")

With electric flame effect fire, radiator and woodgrain effect laminate flooring.

DINING ROOM - 5m x 2.2m (16'5" x 7'3")

With electric flame effect fire and tiled flooring.

KITCHEN DINER - 6.2m x 3m (20'4" x 9'10")

With grey and white high gloss wall, drawer, and floor units, granite effect worktop, electric oven, five ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, space for dishwasher, radiator, woodgrain effect laminate flooring and UPVC door to the rear garden.

TO VIEW: Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



CEREMONY WYND, TS4 2WG

UTILITY - 1.8m x 1.6m (5'11" x 5'3")

With white high gloss wall and floor unit, granite effect worktop, stainless steel sink and composite door to the rear garden.

WC - Comprising close coupled WC, pedestal wash hand basin with mixer tap, radiator and tiled flooring.

FIRST FLOOR

LANDING - With loft access, storage cupboard and woodgrain effect laminate flooring.

BEDROOM ONE - 3.3m x 4m (10'10" x 13'1")

With radiator and woodgrain effect laminate flooring.

EN-SUITE - 1.6m x 1.6m (5'3" x 5'3")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, radiator, tiled flooring and extractor fan.

BEDROOM TWO - 3.4m x 4.1m (11'2" x 13'5")

With radiator, woodgrain effect laminate flooring and storage cupboard.

BEDROOM THREE - 4m x 2.7m (13'1" x 8'10")

With radiator and woodgrain effect laminate flooring.

BEDROOM FOUR - 2.8m x 3.1m (9'2" x 10'2")

With radiator and woodgrain effect laminate flooring.

BATHROOM - 2.1m x 1.9m (6'11" x 6'3")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, part tiled walls, extractor fan and radiator.

EXTERNALLY

GARDENS & PARKING - To the front there is a neat open plan lawned garden and off street parking for multiple cars on a block paved driveway. To the rear there is a fence enclosed garden laid to lawn with patio and decked area.

AGENTS REF: - TM/LS/MID240080/17102025

Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



CEREMONY WYND, TS4 2WG

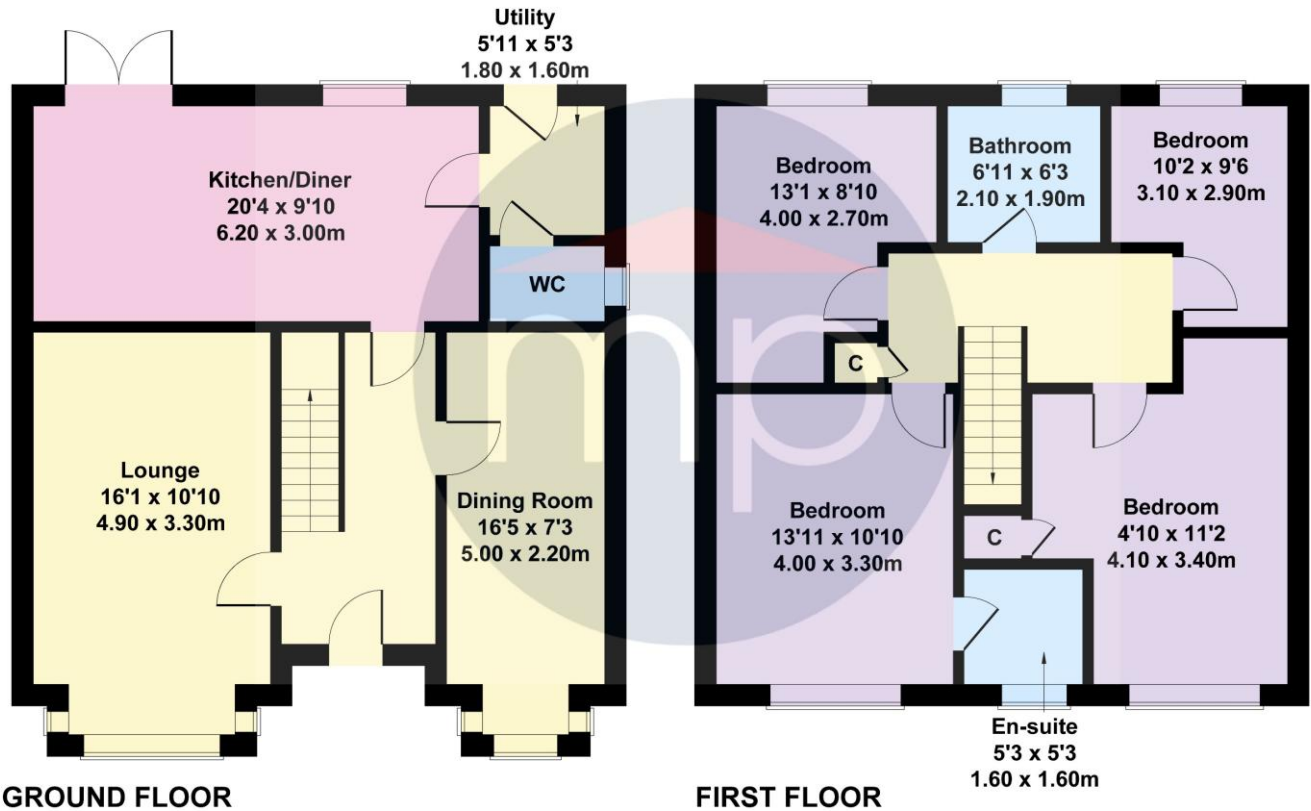


CEREMONY WYND, TS4 2WG



4 Ceremony Wynd

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH