

CEREMONY WYND, MIDDLESBROUGH, TS4 2WG



- ▲ A Gorgeous Modern Four Bedroom Detached Family Home
- ▲ Walking Distance of Good Schooling, Shops as Well As A66 & James Cook University Hospital
- ▲ Large South Facing Rear Garden with Lawn, Patio & Decked Area
- ▲ Master Bedroom En-Suite Shower Room

- ▲ Modern Kitchen/Diner with High Gloss Units & Fitted Appliances
- ▲ Off Street Parking on A Block Paved Driveway a Well as Integrated Garage
- ▲ UPVC Double Glazed Windows & Gas Central Heating with A Combi Boiler
- ▲ Four Good Sized Double Bedrooms

Guide Price £240,000

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Sure to be of interest to a growing family needing some more space, this family home offers four double bedrooms a large rear garden that's south facing and much more!

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

Notable features include a contemporary modern kitchen with high gloss units and fitted appliances, master bedroom with a shower room en-suite, integrated garage and off street parking on a block paved driveway, large south facing rear garden with a lawn, patio and decked area, handy utility room, UPVC double glazed windows, gas central heating with a combi boiler and four good sized double bedrooms.

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

GROUND FLOOR

ENTRANCE HALL - Blue composite entrance door, radiator and staircase to the first floor.

LOUNGE - 4.9m x 3.3m (16'1" x 10'10")
With two radiators.

KITCHEN DINER - 6.2m x 3m (20'4" x 9'10")
With cream and mushroom high gloss wall, drawer, and floor units, woodgrain effect worktop, electric oven, four 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 and dishwasher, radiator, tile effect lino flooring and French doors to the rear garden.

UTILITY - 1.8m x 1.6m (5'11" x 5'3")
With cream high gloss floor unit, stainless steel sink, space for washing machine and space for dryer.

WC - With close coupled WC, pedestal wash hand basin with mixer tap and radiator.

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

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FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 3.3m x 4m (10'10" x 13'1")
With radiator and fitted wardrobes with sliding doors.

EN-SUITE - 1.6m x 1.6m (5'3" x 5'3")
Comprising close coupled WC, pedestal wash hand basin with mixer tap, corner shower, radiator and extractor fan.

BEDROOM TWO - 3.4m (11'2") reducing to 2.7m (8'10") x 4.1m (13'5")
With radiator and storage cupboard.

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

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

FAMILY BATHROOM - 2.1m x 1.9m (6'11" x 6'3")
Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for a couple of cars on a block paved driveway leading to the integrated garage. To the rear there is a south facing fence enclosed garden with lawn, patio and decked area.

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

The garage has been painted and has lino flooring.

AGENTS NOTE: - Ground Rent: £150 PA

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - TM/LS/MID250585/31102025

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

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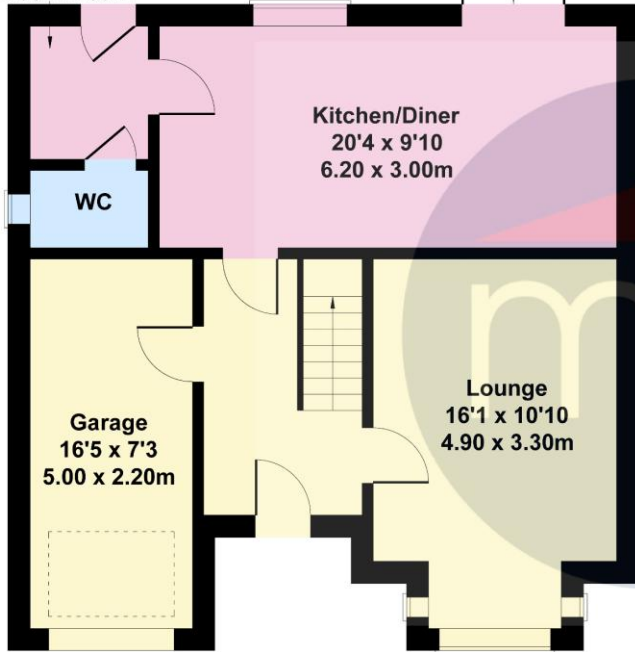
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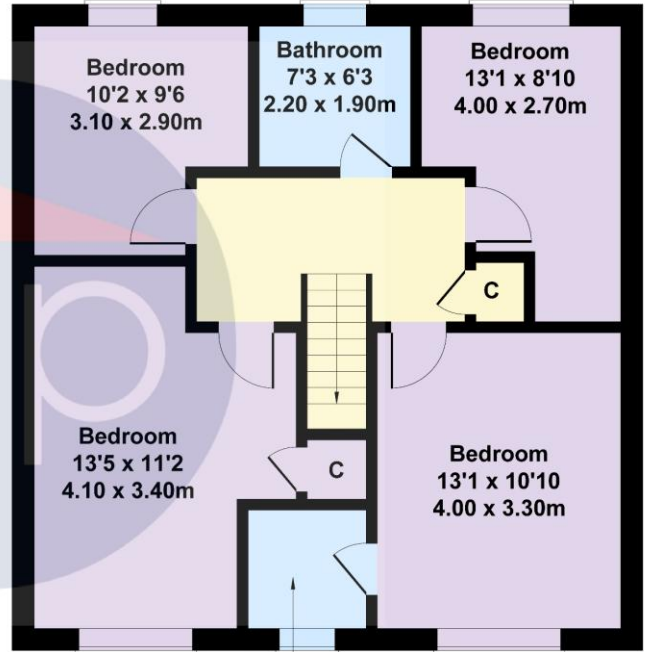
3 Ceremony Wynd

Approximate Gross Internal Area
1335 sq ft - 124 sq m

Utility
5'11 x 5'3
1.80 x 1.60m



GROUND FLOOR



FIRST FLOOR

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.



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