



TO LET

32 Ceremony Wynd, Middlesbrough, TS42WG

£160,000



- THREE BEDROOMS
- GROUND FLOOR W/C
- FAMILY HOME
- EN SUITE
- GARAGE
- INTERGRATED APPLIANCES
- CHAIN FREE
- QUIET AREA
- VIRTUAL TOUR AVAILABLE
- BOOK YOUR VIEWING TODAY!

THE PROPERTY

PH ESTATE AGENTS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SEMI-DETACHED PROPERTY IN THE POPULAR AREA OF LINTHORPE!

ARE YOU A FIRST-TIME BUYER OR MAYBE WANT A LARGER PROPERTY? PH ESTATE AGENTS HAS YOU COVERED, CHECK OUT THIS BEAUTIFUL FAMILY HOME SET OUT OVER THREE STOREYS LOOKING ONTO ALBERT PARK!

FEATURING: RECEPTION ROOM - OPEN PLAN KITCHEN DINER - GROUND FLOOR W/C - THREE BEDROOMS - ONE ENSUITE - FAMILY BATHROOM - GARAGE - ALLOCATED PARKING - INTEGRATED KITCHEN APPLIANCES - FRONT & REAR GARDENS - CHAIN FREE!

PLEASE BE AWARE WE HAVE BEEN PROVIDED WITH CONFIRMATION THAT THE GROUND IN FRONT OF THE PROPERTY CAN NOT BE BUILT ON THEREFORE THE PROPERTY WILL NOT BE OVERLOOKED IN ANY FUTURE PLANS - THIS PROPERTY HAS 7 YEAR NHBC WARRENTY FOR YOUR PIECE OF MIND

To the front of the property is a white composite door leading into a bright ample size hallway gaining access to the first floor, reception room, open plan kitchen/diner & ground floor W/C. The ground floor benefits from light wood effect flooring in the hallway flowing through to the reception room & open-plan kitchen diner. This property is not overlooked & would be the perfect family home!

SITUATION



Directions