



## Carson Place

Middlesbrough TS8 9RL

Offers Over £245,000

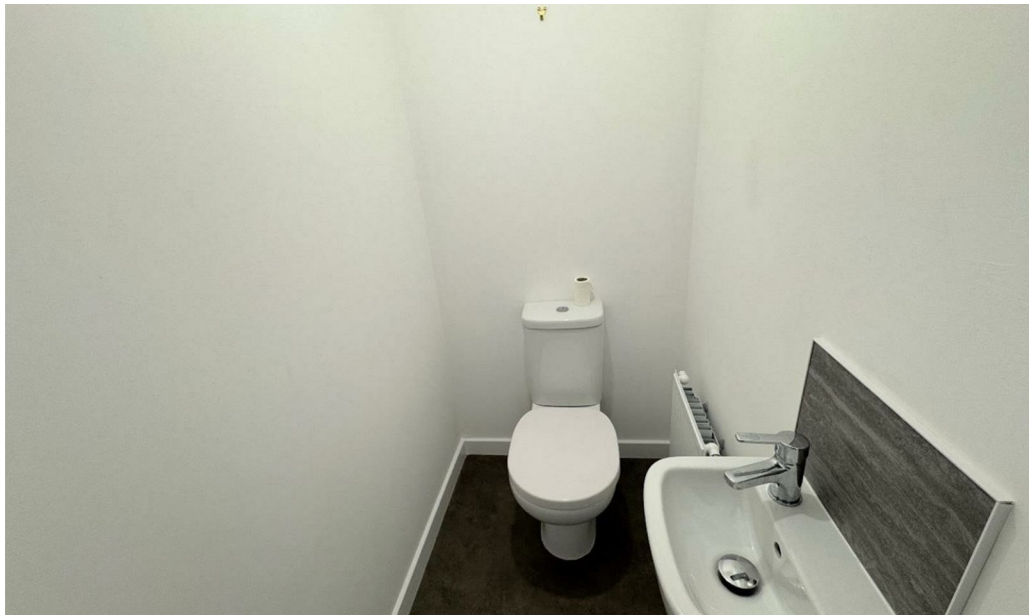




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# Carson Place

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- Builders Part Exchange
- En-Suite To Main Bedroom
- Open Plan Dining Kitchen

- Three Bedroom Detached House
- No Chain - Vacant Possession
- Must Be Seen Internally

- Corner Plot
- Modern Interior
- EPC Grade B

CHAIN FREE – Situated on a desirable corner plot within the ever-popular Saffron Gardens development, this well-proportioned three-bedroom detached home is a fantastic opportunity for families and is highly recommended for viewing.

Beautifully presented throughout, the accommodation briefly comprises: a welcoming entrance hall, a spacious lounge with French doors opening onto the rear garden, an open-plan dining kitchen, a separate utility room, and a convenient downstairs WC.

To the first floor, there are three well-sized bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from an enclosed rear garden laid mainly to lawn, perfect for outdoor relaxation. Additional features include a single garage and a driveway providing off-road parking.

## Entrance Hallway

## Lounge

10'2 x 18'3 (3.10m x 5.56m)

## Dining Kitchen

8'9 x 18'3 (2.67m x 5.56m)

## Utility Room

6'1 x 5'2 (1.85m x 1.57m)

## First Floor

Landing

## Bedroom 1

8'6 x 18'4 (2.59m x 5.59m)

## En-Suite

3'11 x 7'2 (1.19m x 2.18m)

## Bedroom 2

8'3 x 8'9 (2.51m x 2.67m)

## Bedroom 3

9'10 x 7'6 (3.00m x 2.29m)

## Bathroom

7'2 x 6'2 (2.18m x 1.88m)

## Outside

## Tenure

Freehold

## Property Details

Local Authority: Middlesbrough  
Council Tax Band: D  
Annual Price: £2,488  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,001 ft<sup>2</sup> / 93 m<sup>2</sup>  
Plot size 10.77 acres (4 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Ultrafast

900 Mbps

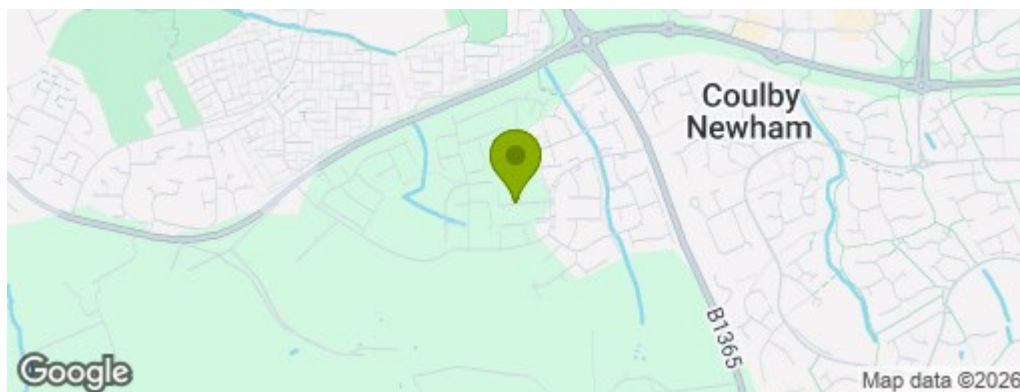
Satellite / Fibre TV Availability

BT

Sky

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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