



39 Moorcock Close
Middlesbrough, TS6 0TS

£79,000

Energy Rating : D



39 Moorcock Close

Description

Situated towards the outskirts of the development, this well cared for Three Bedroom Terraced Home is much larger than first impressions would have you believe and is offered at a realistic price to enhance an early sale. With no onward chain, it will appeal to first time buyers, young couples and investors alike and features gas central heating, uPC double glazing, lounge with hill views in the distance, a fitted kitchen with a built-in oven & hob, a modern white first floor bathroom with an over bath shower, front garden, rear courtyard garden and a detached garage. For anyone looking for an investment opportunity, the property has an in-date Electrical Installation Condition Report (EICR) until 31 August 2027. The location is within easy reach of good schooling, the village centre and road links to Middlesbrough, Redcar & Guisborough.

Accommodation

Hallway

Upvc double glazed entrance door with a stain glass pane. Cloaks cupboard and staircase off to the first floor.

Separate WC

Low flush wc and wash hand basin. Upvc double glazed window.

Lounge 17' 10" x 11' 10" (5.43m x 3.61m)

Access door with a stain glass pane. Coved ceiling, single and double radiators. Front aspect upvc double glazed window with a pvc panel below with hill views in the distance.

Kitchen 11' 8" x 11' 11" (3.55m x 3.62m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Built in gas hob and electric oven with an extractor hood over. Wall mounted gas central heating boiler, radiator, plumbing for a washing machine, one and a half inset stainless steel drainer and unit with a mixer tap. Upvc double glazed sliding patio doors.

First Floor

Landing

Bedroom 1 11' 9" x 10' 6" (3.57m x 3.21m)

Upvc double glazed window and radiator.

Bedroom 2 15' 0" x 9' 11" (4.58m x 3.03m)

Upvc double glazed window and a radiator.

Bedroom 3 7' 10" x 9' 3" (2.39m x 2.82m)

Hill views from the upvc double glazed window. Radiator.

Bathroom 9' 3" x 7' 2" (2.82m x 2.18m)

White suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an electric shower over and a glazed screen. Part tiled walls, radiator and a upvc double glazed window.

Externally

Gardens

There is a low maintenance front garden with a gated pathway, gravel beds, hill views in the distance and overlooks a green area. There is a rear courtyard garden with a gate.

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Driveway

Detached Garage

Council Tax Band

Council tax band:- A

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.