















# 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.

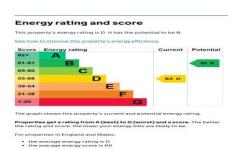
#### **Mortgage Services**

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**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





# **Viewing Arrangements**

Tel: 01287 630733 Email: teesside@selectiv.co.uk

#### MONEY LAUNDERING REGULATIONS 2003

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.