



## 73 Wellesley Road , Middlesbrough, TS4 2DQ

Offers In The Region Of £129,950



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## HALLWAY

9'9" x 2'11" (2.97m x 0.89m )

Stepping through a rustic wooden door from the expansive, paved garden, you are welcomed into the hallway. This space provides access to the reception room, the dining room, and the staircase leading to the first floor.

## RECEPTION ROOM

13'11" x 10'11" (4.24m x 3.33m )

The expansive reception room boasts ample space, effortlessly accommodating a full set of living room furniture. Presently serving as a ground floor bedroom, this versatile room is enhanced by a large UPVC double glazed window that floods the space with natural light, as well as a radiator ensuring warmth and comfort.

## DINING ROOM

11'10" x 11'0" (3.61m x 3.35m)

The heart of the property is the expansive dining room, currently serving as a welcoming reception area. This generously-sized space easily accommodates a large dining table, making it perfect for hosting gatherings and family meals. The room is bathed in natural light, thanks to a UPVC double glazed window, and is kept cozy with a well-placed radiator. Additionally, it offers convenient access to the adjoining kitchen, enhancing the flow and functionality of the home's layout.

## KITCHEN

19'3" x 9'3" (5.87m x 2.82m )

The kitchen is a chef's delight, featuring an array of wall-mounted, base, and drawer units that offer ample storage space. It includes a sleek built-in oven and a modern gas hob, perfect for culinary adventures. This spacious room also boasts a convenient breakfast bar, ideal for casual dining or morning coffee. Natural light floods the kitchen through a large UPVC double glazed window, creating a warm and inviting atmosphere. Additionally, the kitchen provides direct access to the rear yard, an excellent spot for drying laundry or enjoying some outdoor time.

## LANDING

15'1" x 5'4" (4.60m x 1.63m )

The landing is split level and gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

10'10" x 13'2" (3.30m x 4.01m )

The first bedroom is situated at the front of the property, offering ample space to accommodate a double bed along with larger storage units. This room is enhanced by a UPVC double glazed window that allows natural light to flood in, and it is kept warm and cozy by a modern radiator.

## BEDROOM TWO

11'10" x 7'4" (3.61m x 2.24m )

The second bedroom is centrally located within the property, offering ample space to comfortably fit a double bed along with various storage units. It features a large UPVC double glazed window that allows natural light to flood the room, and a radiator ensuring warmth and comfort.

## BEDROOM THREE

11'10" x 9'4" (3.61m x 2.84m )

The inviting third bedroom is situated at the rear of the property, providing a tranquil retreat. This cozy space comfortably fits a single bed along with ample storage units, perfect for keeping your belongings organized. The room is enhanced by a large UPVC double glazed window that allows natural light to flood in, creating a bright and airy atmosphere. Additionally, a well-placed radiator ensures warmth and comfort during the colder months.

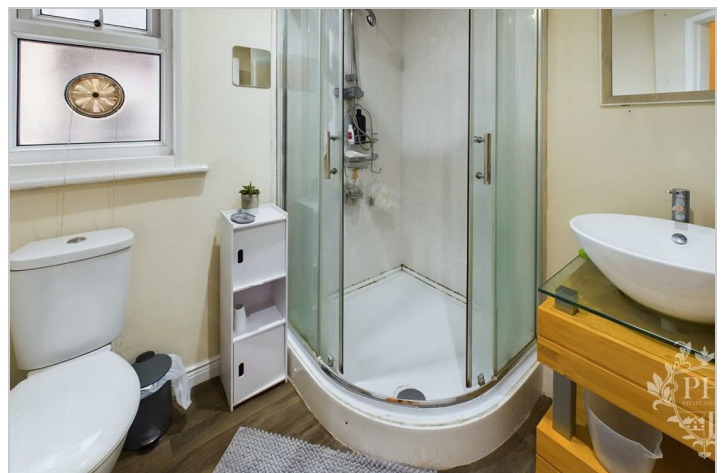
## BATHROOM

6'11" x 6'1" (2.11m x 1.85m )

The family bathroom features a well-appointed three-piece suite that includes a spacious step-in shower cubicle equipped with a thermostat-controlled shower, a hand basin, and a modern low-level toilet. This inviting space is further enhanced by the presence of a frosted UPVC double-glazed window that allows for natural light while maintaining privacy, and a radiator that ensures the room remains warm and comfortable.

## EXTERNAL

This property features convenient on-street parking and boasts a quaint, paved front garden for a welcoming entrance. Additionally, it offers a spacious and versatile rear yard, perfect for outdoor activities and relaxation.



Road Map



Hybrid Map



Terrain Map



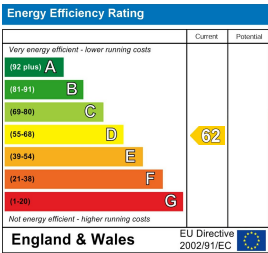
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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