



15 Lodge Road , Middlesbrough, TS6 9LS

Offers In The Region Of £119,950



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ENTRANCE

4'6" x 5'6" (1.37m x 1.68m)

Entering through the low-maintenance front garden, you are welcomed into a generously proportioned entrance hallway, offering ample space for storing coats, shoes, and other everyday outerwear. This practical and inviting area provides access to the main reception room, creating a warm first impression, while also leading conveniently to the ground floor shower room.

SHOWER ROOM

7'2" x 5'7" (2.18m x 1.70m)

The well-appointed shower room is fitted with a contemporary three-piece suite, comprising a spacious walk-in shower enclosure with a glazed screen and thermostatic shower, along with a modern combination vanity unit incorporating a wash hand basin and WC, complete with built-in cupboard storage for added practicality. A skylight window allows an abundance of natural light to flood the room, creating a bright and airy feel, while a radiator provides warmth and the tiled walls offer a sleek finish and easy maintenance.

RECEPTION ROOM

13'4" x 11'2" (4.06m x 3.40m)

Positioned to the front of the property, the spacious reception room offers a comfortable and versatile living area, with ample space to accommodate a two-piece suite alongside additional freestanding furniture and storage units. A large UPVC double-glazed window allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere. Further features include a radiator, an attractive fire surround with an inset electric fire

providing a focal point to the room, and attractive laminate flooring throughout. From the reception room, doors lead through to the property's two bedrooms and the kitchen, creating a practical and convenient layout.

KITCHEN

14'11" x 6'4" (4.55m x 1.93m)

The galley-style kitchen is thoughtfully designed and fitted with a stylish range of high-gloss grey wall, base, and drawer units, complemented by contrasting light work surfaces that provide ample preparation space. Integrated appliances include an electric oven with a gas hob positioned above, while there is additional space to accommodate a range of freestanding appliances. A useful built-in storage cupboard offers further practicality, ideal for housing household essentials. The kitchen flows seamlessly into the rear conservatory, creating a bright and versatile space that can be enjoyed throughout the year.

CONSERVATORY

6'11" x 13'5" (2.11m x 4.09m)

Positioned to the rear of the property, the conservatory is a bright and versatile addition, accessed from both the kitchen and one of the bedrooms. Flooded with natural light through its UPVC double-glazed windows, this flexible space is ideally suited for use as a dining room, second reception room, or relaxing garden room, allowing buyers to tailor it to their individual needs. A radiator ensures the room can be enjoyed comfortably throughout the year, while sliding patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Tel: 01642 462153

BEDROOM ONE

9'1" x 10'6" (2.77m x 3.20m)

The principal bedroom is positioned to the rear of the property and offers comfortable accommodation for a double bed, along with space for bedside furniture and selected larger storage units. The room enjoys an abundance of natural light, enhanced by a skylight window, creating a bright and airy atmosphere. French doors provide direct access into the conservatory, offering an attractive outlook and a seamless connection to this versatile additional living space.

BEDROOM TWO

4'10" x 7'9" (1.47m x 2.36m)

The second bedroom is a versatile room, offering space for a single bed together with additional bedroom furniture as required. The room benefits from fitted sliding-door wardrobes, providing excellent built-in storage, while a skylight window allows natural light to fill the space, creating a bright and inviting atmosphere.

EXTERNAL

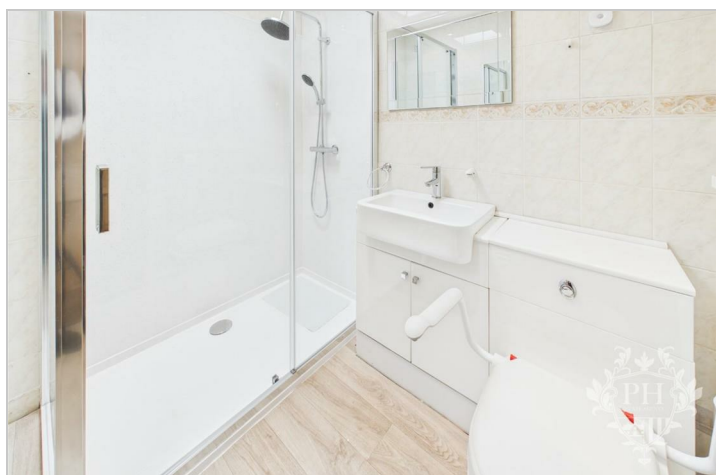
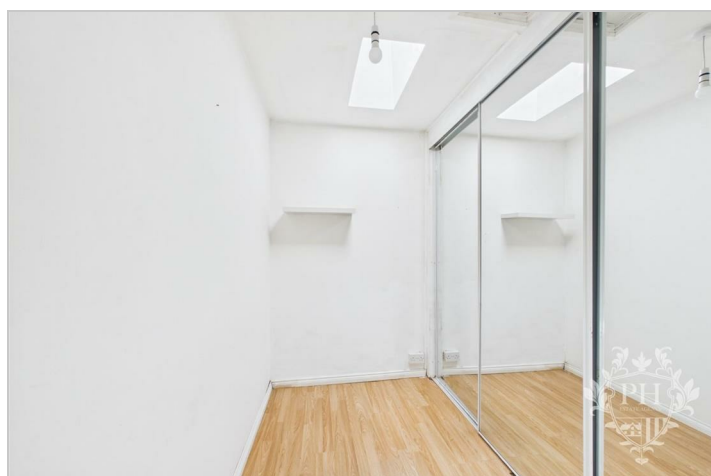
Externally, the property enjoys a low-maintenance front garden enclosed by a traditional brick wall

with an iron gate, creating an attractive approach. A pathway leads to the entrance, bordered by artificial lawn and a variety of established shrubs, flowers, and a mature tree, adding colour and kerb appeal.

To the rear, the property boasts a well-presented, two-tier garden designed for ease of maintenance. The garden features a paved patio seating area, ideal for outdoor dining and entertaining, together with an artificial lawn and secure fenced boundaries, providing a private space to relax and enjoy.

The property also benefits from a detached garage, accessed from the road via a shared driveway, offering useful off-street parking or additional storage.

Conveniently situated, the property is just a short walk from Eston Square, providing easy access to a range of local shops, amenities, and everyday conveniences.



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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