

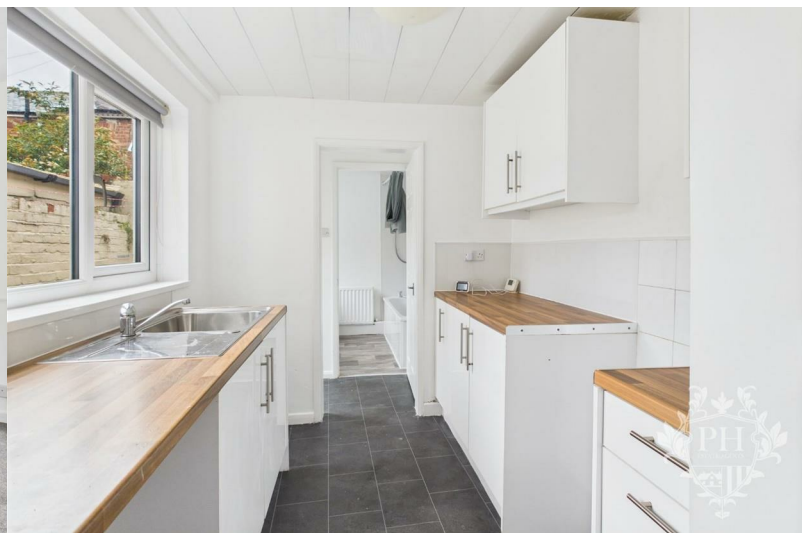


# 17 Coronation Street

, Middlesbrough, TS3 6QH

£575

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## HALLWAY

Stepping in from the street, you pass through a sturdy UPVC double-glazed door and find yourself in the hallway. This welcoming entryway connects you to both the spacious reception and dining area, as well as the staircase leading up to the first floor.

## RECEPTION/DINING ROOM

At the front of the property, you'll find a welcoming reception area, spacious enough to comfortably fit a two-piece sofa set along with extra storage units. Natural light pours in through a large UPVC double-glazed window, and a radiator ensures the space stays cozy year-round. Toward the back of the room, the layout opens into a dedicated dining area, perfectly sized for a family dining table. This section also features its own UPVC double-glazed window, creating a bright and airy atmosphere, and it provides direct access to the kitchen for added convenience.

## KITCHEN

The kitchen features white wall cabinets, base units, and drawers, all set off by warm wood-effect worktops that add a welcoming contrast to the space. There's plenty of room to accommodate freestanding appliances, making it both practical and versatile for

everyday use. Natural light pours in through a UPVC double-glazed window, brightening the room, while a convenient doorway provides direct access to the ground floor bathroom.

## GROUND FLOOR BATHROOM

The bathroom can be found on the ground floor and features a well-appointed three-piece suite. There's a panelled bathtub fitted with an electric shower overhead, a hand basin, and a low-level WC. Natural light filters in through a frosted UPVC double-glazed window, providing both brightness and privacy. The space is further enhanced by a radiator for warmth and partially clad walls that add a touch of contemporary style and easy maintenance.

## LANDING

The landing gains access to the two spacious bedrooms and the loft.

## BEDROOM ONE

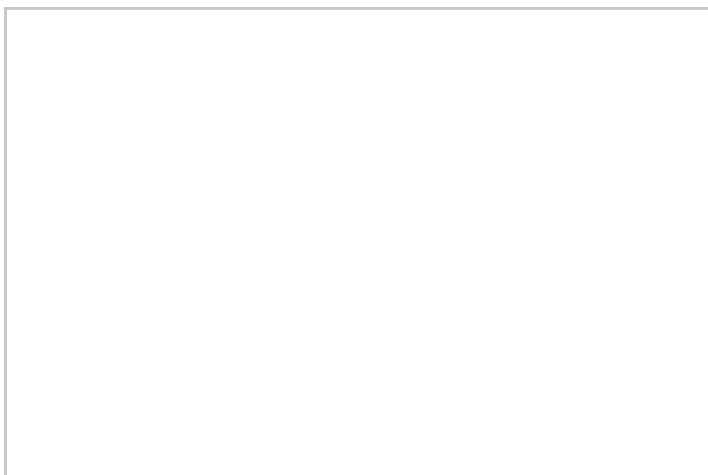
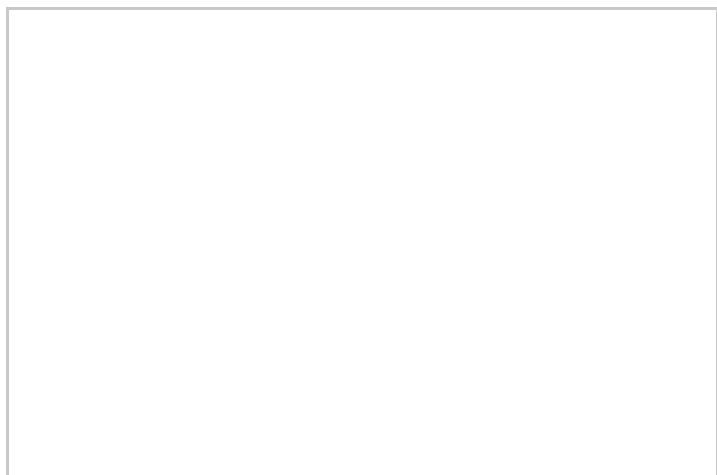
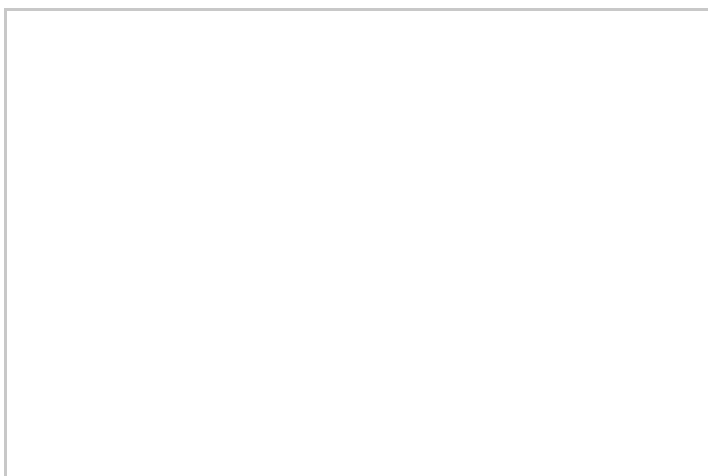
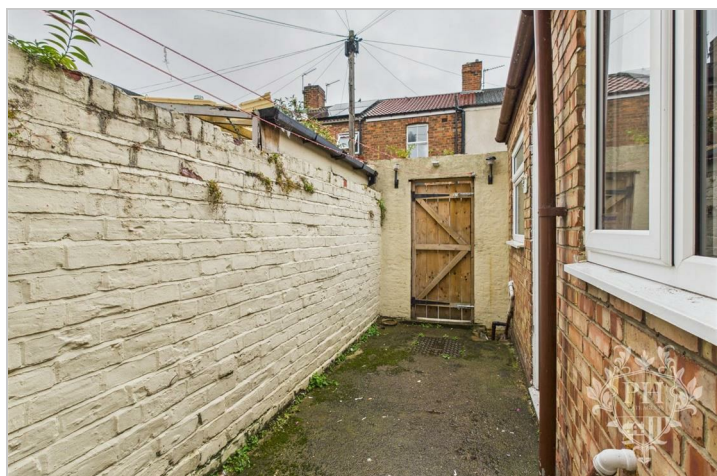
The first bedroom sits at the front of the property, offering a generous layout that easily accommodates a double bed along with larger storage pieces such as wardrobes or dressers. Natural light pours in through a UPVC double glazed window, while a radiator ensures the room stays comfortable year-round.

## BEDROOM TWO

The second bedroom is generously sized, easily accommodating a double bed with room to spare for substantial storage units. Natural light pours in through the UPVC double glazed window, while a radiator ensures the space stays comfortable year-round.

## EXTERNAL

The property features convenient on-street parking at the front and a secure, private rear yard. Located just minutes away by car or on foot from local shops, popular schools, and major bus routes, this home puts everything you need within easy reach.



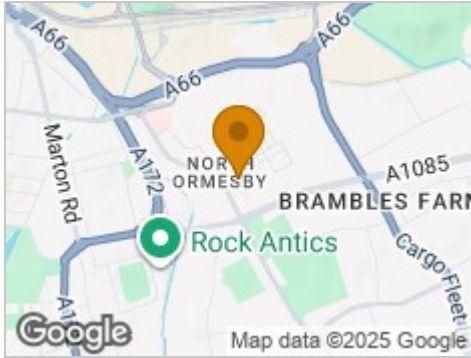
Road Map



Hybrid Map



Terrain Map



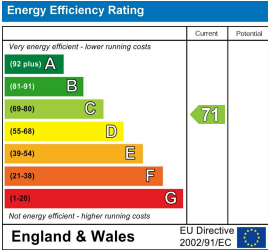
Floor Plan



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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