



## 75 Tawney Road , Middlesbrough, TS6 9RF

£95,000



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## PORCH

5'3" x 7'7" (1.60m x 2.31m)

The porch provides additional space and benefits from two UPVC double glazed windows and a wooden door entering into the hallway making it the perfect place to leave outerwear.

## HALLWAY

11'2" x 3'2" (3.40m x 0.97m)

The bright hallway features a wooden staircase, built-in storage cupboard and gains access to the first floor and reception/ dining room.

## RECEPTION/ DINING ROOM

21'8" x 10'7" - 10'0" x 5'10" (6.60m x 3.23m - 3.05m x 1.78m)

The large open-plan L shaped reception/dining room provides an ideal space for family time. The room benefits from Two large UPVC double glazed windows, radiators and carpet. This room has huge potential and comfortably fits both lounge furniture and a dining room table with ease whilst also gaining access to the kitchen and hallway.

## KITCHEN

10'3" x 11'4" (3.12m x 3.45m)

The kitchen is in need of renovation and boasts light floor, wall & base units with space for addition appliances. This room is bright from the two UPVC double glazed windows and gains entry to the rear garden whilst providing the work space to cook up a family meal.

## LANDING

5'7" x 5'8" (1.70m x 1.73m)

The landing is spacious and gains access to the three bedrooms, family bathroom, loft and large storage cupboard.

## BEDROOM ONE

10'1" x 13'10" (3.07m x 4.22m)

Bedroom one is a large double Located to the front of the property and benefits from a UPVC double glazed window, and a large radiator and carpet. This room would comfortably fit both a king-size bed and storage units with the added benefit of a built-in cupboard where the boiler is homed.

## BEDROOM TWO

11'5" x 8'10" (3.48m x 2.69m)

Bedroom two is to the rear of the property with space for a double bed and a large amount of storage, Featuring a UPVC double glazed window and large radiator.

### BEDROOM THREE

10'6" x 8'7" (3.20m x 2.62m )

Bedroom three is to the rear of the property with space for a double bed and a large amount of storage, Featuring UPVC double glazed windows to the front & rear with a large radiator.

### FAMILY BATHROOM

5'6" x 7'8" (1.68m x 2.34m )

The bathroom has been adapted to the family's needs, the room is currently used as a wet room and has the added benefit of a walk-in shower and basin. Whilst ample in size the bathroom is bright from the large frosted UPVC double-glazed window and partially tiled walls giving that fresh clean look everyone loves!

### EXTERNAL

This property offers a exceptional amount of

space both internally and externally with the advantage of being end terrace with a double driveway with a garage behind private gates. The front garden is easily maintained and to the rear is a fantastic sized garden with the potential to extend.



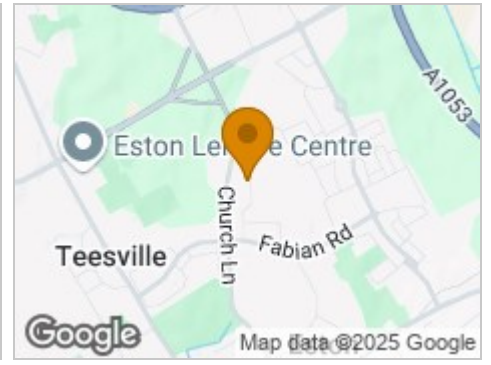
## Road Map



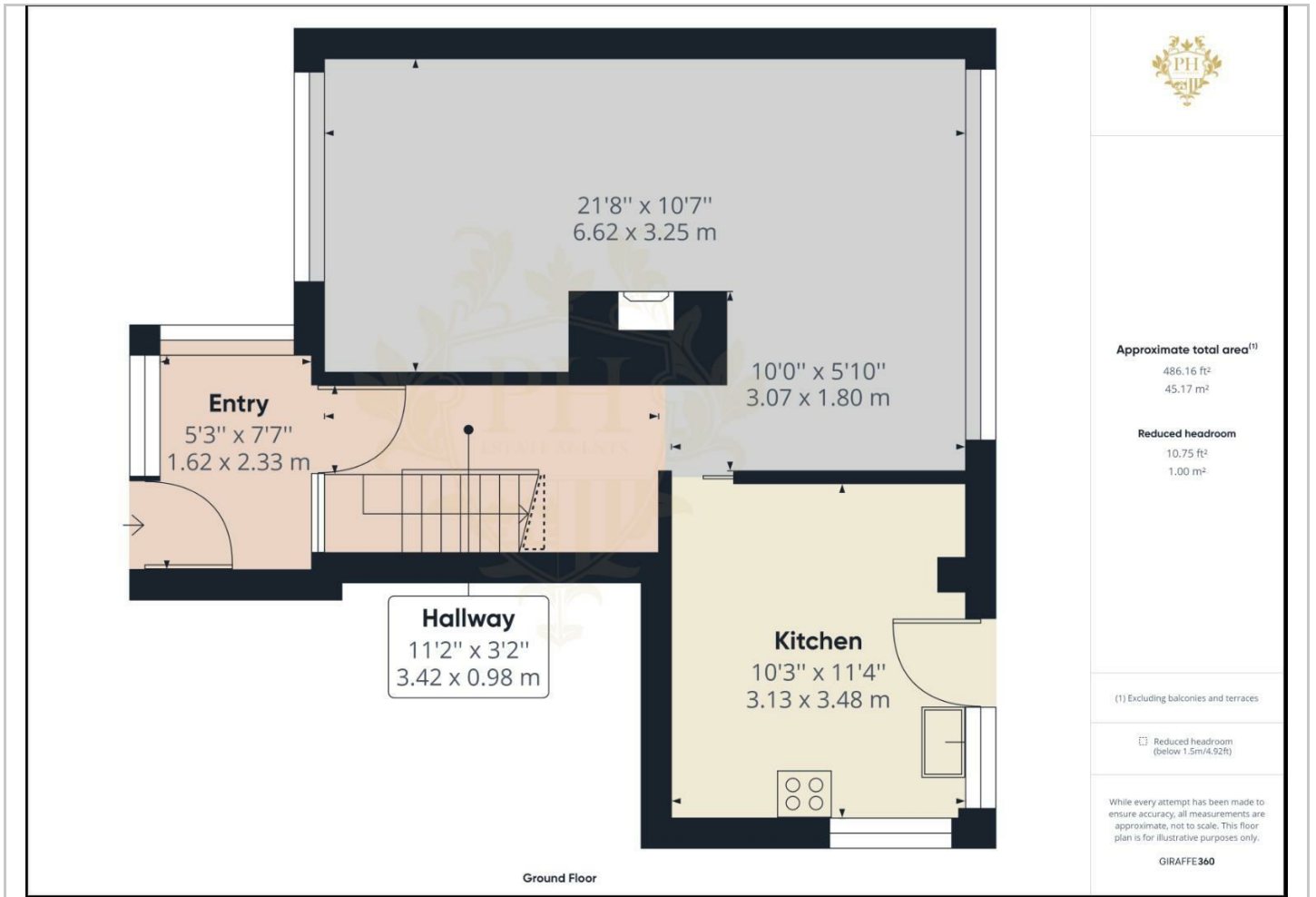
## Hybrid Map



## Terrain Map



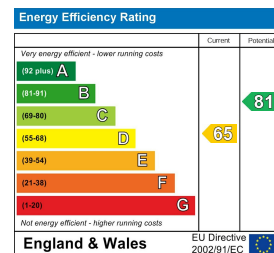
## Floor Plan



## 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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