



PH ESTATE AGENTS



72 Acton Street , Middlesbrough, TS1 3NA

Offers In The Region Of £80,000



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HALLWAY

9'4" x 2'9" (2.84m x 0.84m)

Entering through a white UPVC double glazed door into a bright hallway which gains access to the first reception room, dining room and first floor.

RECEPTION ROOM

10'1" x 9'7" (3.07m x 2.92m)

The reception room sits at the front of the property, welcoming you with generous proportions that easily accommodate a comfortable two-piece suite along with extra living room furniture. Natural light floods the space through a large UPVC double glazed bay window, while a radiator ensures the room stays cozy all year round.

DINING ROOM

11'8" x 12'10" (3.56m x 3.91m)

Tucked away at the back of the house, the dining room offers a versatile space that can easily serve as a formal dining area or a cozy second reception room. There's plenty of room for a full-sized dining table, and natural light pours in through a large UPVC double glazed window, giving the space a bright, welcoming feel. A radiator ensures it stays comfortable year-round, and there's direct access to the kitchen, making it perfect for both everyday meals and entertaining guests.

KITCHEN

11'5" x 6'8" (3.48m x 2.03m)

The kitchen features a striking combination of high-gloss, light-colored wall cabinets, base units, and spacious drawers that reflect natural light throughout the room. Elegant wood-effect worktops add a warm, natural contrast to the modern cabinetry, creating a balanced and inviting atmosphere. A built-in electric oven sits neatly below a gas hob, offering both functionality and style for cooking enthusiasts. There's ample space for your choice of free-standing appliances, giving you plenty of flexibility to customize the layout. A large UPVC double glazed window fills the space with daylight and offers a pleasant view outside, making the kitchen feel bright and welcoming.

REAR HALLWAY

2'8" x 6'0" (0.81m x 1.83m)

The rear hallway provides extra storage space and gains access to the bathroom and rear yard.

GROUND FLOOR BATHROOM

6'6" x 6'0" (1.98m x 1.83m)

Located on the ground floor, the bathroom features a thoughtfully designed three-piece suite. At its heart is a spacious wet room-style shower, complete with a drainage system and a glass shower screen that keeps water contained while maintaining an open, airy feel. The hand basin is positioned for easy access, offering a

practical space for daily routines, while the low-level W.C. blends seamlessly into the layout. Natural light filters in softly through a frosted UPVC double-glazed window, ensuring privacy without sacrificing brightness.

LANDING

2'6" x 2'4" (0.76m x 0.71m)

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

BEDROOM ONE

10'0" x 13'2" (3.05m x 4.01m)

The first bedroom sits at the front of the house, offering a generous layout that easily accommodates a double bed and ample storage furniture. Natural light pours in through a large UPVC double glazed window, while a fitted radiator keeps the space comfortable year-round.

BEDROOM TWO

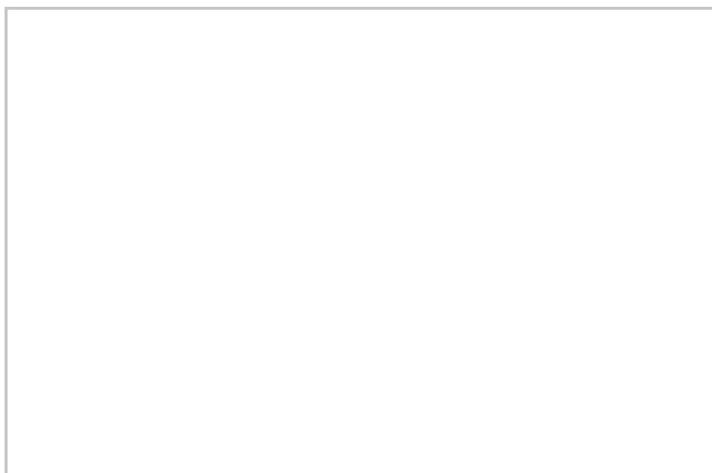
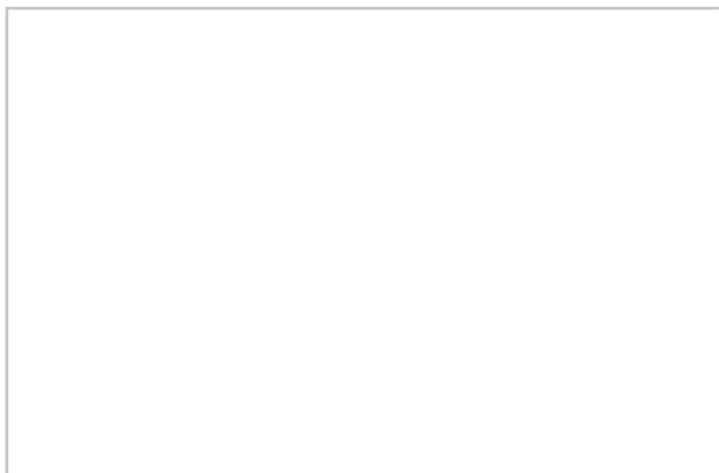
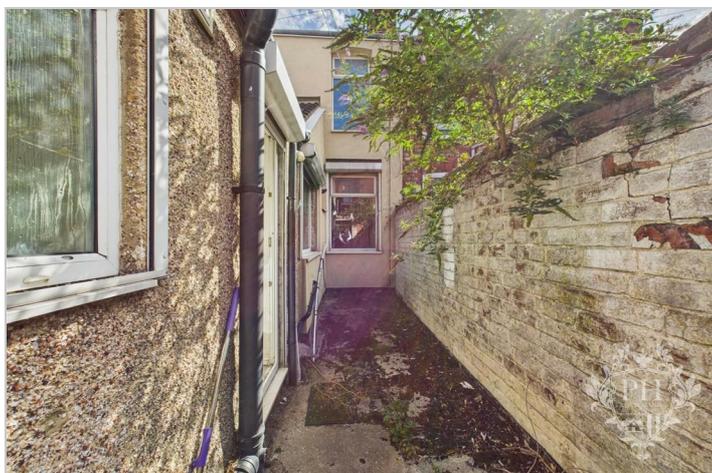
11'9" x 13'1" (3.58m x 3.99m)

Tucked away at the back of the property, the

second bedroom offers a quiet retreat, spacious enough to comfortably accommodate a double bed along with compact storage furniture. Natural light pours in through a UPVC double glazed window, while a radiator ensures the room stays warm and cozy year-round.

EXTERNAL

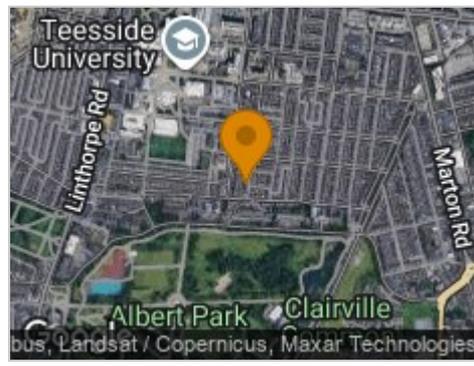
This property features convenient on-street parking and a secure, private rear yard—perfect for relaxing or entertaining. Situated just minutes from local shops, schools, and reliable bus routes, you'll have everything you need within easy walking or driving distance.



Road Map



Hybrid Map



Terrain Map



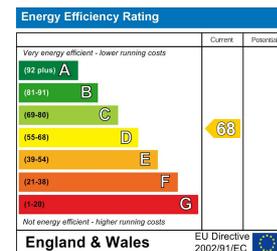
Floor Plan



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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