



## 37 Finchlay Court

, Middlesbrough, TS5 8EL

£250,000

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## HALLWAY

3'4" x 8'6" (1.02m x 2.59m)

Step through a sleek black double-glazed composite door from the neatly landscaped front garden and find yourself in a spacious, light-filled hallway. This inviting entryway offers direct access to the reception room, a convenient ground floor W.C., and a staircase leading up to the first floor.

## GROUND FLOOR TOILET

2'10" x 5'4" (0.86m x 1.63m)

The ground floor toilet features a modern two-piece suite, consisting of a sleek hand basin set atop a built-in vanity unit that provides handy storage space below, and a contemporary low-level WC. Natural light softly filters through a frosted UPVC double-glazed window, offering both privacy and brightness to the space. A radiator keeps the room comfortably warm, while the stylish, easy-to-clean flooring adds a polished, updated look.

## RECEPTION/ DINING ROOM

12'6" x 17'3" - 8'1" x 11'3" (3.81m x 5.26m - 2.46m x 3.43m)

At the front of the room, you'll find a welcoming living area spacious enough to comfortably fit a large corner sofa and two armchairs, with a bit of room left over for storage options like a slim console or bookshelf. This part of the house is especially inviting thanks to a wide UPVC double-glazed bay window that lets in plenty of natural light, a classic radiator to keep things cozy, and a traditional fire surround with a coal fire that serves as a warm focal point.

Toward the back of the room is the dedicated dining area, generously sized to accommodate a large dining table—perfect for family meals or gatherings with friends. French doors open directly out onto the garden, making it easy to enjoy outdoor living or let in a breeze, while an internal door leads through to the kitchen, creating a natural flow between the main living spaces.

## KITCHEN

16'5" x 11'4" (5.00m x 3.45m)

The L-shaped kitchen features a stylish combination of light grey wall cabinets, base units, and spacious drawers, all topped with elegant, light wood-effect worktops that create a warm contrast. Glossy black tiles with a brick pattern line the walls, reflecting light and adding modern flair. Natural light pours in through a UPVC double-glazed window, while French doors open directly onto the garden, seamlessly blending indoor and outdoor living. There's ample room for free-standing appliances, and the kitchen comes equipped with built-in essentials, including an electric oven, microwave, and sleek hob. Flowing from the main kitchen, a dedicated utility area houses the washing machine and dryer, along with the property's boiler, keeping household tasks organized and out of sight.

## LANDING

6'3" x 9'6" (1.91m x 2.90m)

The landing gains access to the four spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

10'9" x 12'3" (3.28m x 3.73m)

Tucked away at the back of the property, the master bedroom offers a peaceful retreat, easily fitting a double bed along with generous storage options such as wardrobes or dressers. Sunlight pours in through the large UPVC double glazed window, creating a bright and inviting atmosphere, while the radiator ensures the space stays cozy throughout the year. A private door leads directly into the en-suite bathroom, which features a modern three-piece suite: a spacious step-in shower cubicle with a thermostatic shower for perfect water temperature, a sleek hand basin with convenient storage underneath for toiletries, and a low-level w.c. Complete with a heated towel rail, the en-suite blends comfort and functionality for a truly relaxing experience.

## BEDROOM TWO

8'9" x 14'11" (2.67m x 4.55m)

The second bedroom faces the front of the property, offering a pleasant view through a large UPVC double glazed window that fills the space with natural light. Spacious enough for a double bed and generous storage units, the room feels open and comfortable. A sleek radiator ensures warmth throughout the colder months, while the wood effect laminate flooring adds a touch of modern style and is easy to maintain.

## BEDROOM THREE

13'9" x 8'8" (4.19m x 2.64m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat perfect for relaxation. There's enough room here for a comfortable double bed, along with thoughtfully placed storage options for your essentials. Natural light pours in through the UPVC double glazed window, while a radiator ensures the space stays cozy year-round.

## BEDROOM FOUR

9'4" x 9'3" (2.84m x 2.82m)

The fourth bedroom, positioned at the front of the house, is currently transformed into a spacious walk-in wardrobe, offering ample room for clothing racks and shelving. If desired, this versatile space can easily revert to its original purpose as a bedroom, comfortably fitting a single bed along with storage solutions for personal belongings. Natural light fills the room through a large UPVC double glazed window, while a modern radiator ensures year-round comfort. The sleek laminate flooring

adds a contemporary touch, making the space both practical and inviting.

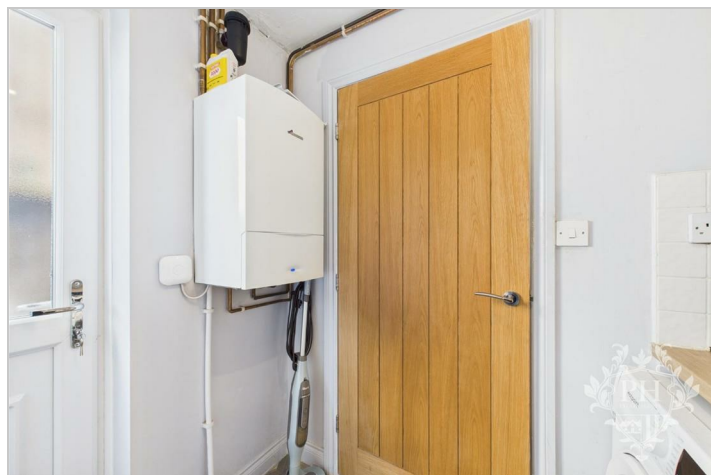
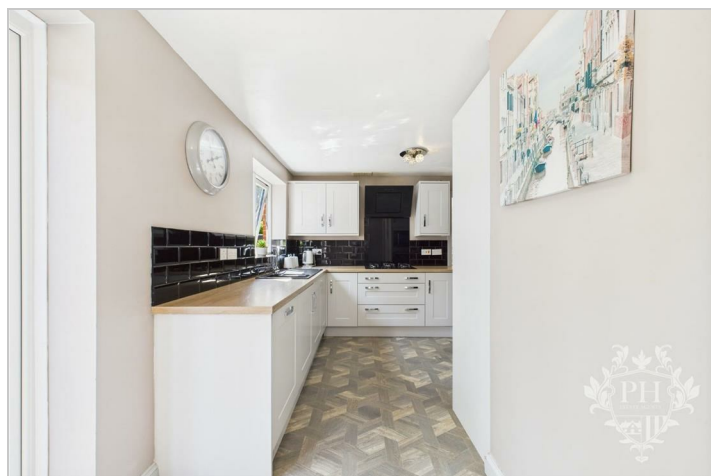
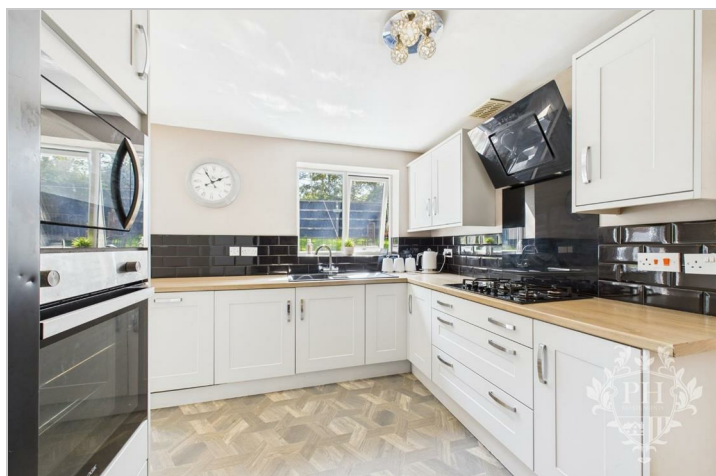
## FAMILY BATHROOM

6'2" x 6'5" (1.88m x 1.96m)

The modern bathroom features a stylish three-piece suite set in an elegant dove high-gloss grey. At its center is a luxurious jet bath, complete with sleek shower attachments and protected by a frameless glass screen—perfect for both quick showers and relaxing soaks. The hand basin sits atop a spacious storage unit, offering plenty of room to keep toiletries organized and out of sight. A contemporary low-level w.c. blends seamlessly into the design. The space is thoughtfully finished with a wall-mounted towel warmer for added comfort, a large frosted window that lets in natural light while maintaining privacy, and a beautifully tiled surround. Two built-in alcove shelves provide additional storage for bath essentials and decorative touches, making the room both functional and inviting.

## EXTERNAL

The property features a spacious, well-maintained lawn at the front, bordered by a sleek concrete pathway that guides you straight to the front door. On the left side, you'll find a driveway that provides easy access to the garage, offering plenty of space for parking. At the back of the house, there's a thoughtfully designed two-tier garden: the first level is a paved patio perfect for outdoor seating or entertaining, while the second tier is a lush, fenced grassy area—ideal for children to play or for gardening enthusiasts to enjoy.



Road Map



Hybrid Map



Terrain Map



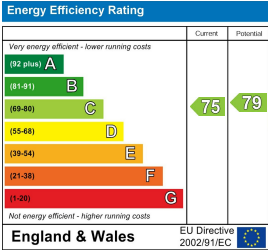
Floor Plan



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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