



9 Durham Road  
, Middlesbrough, TS6 9NG

£625 PCM



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## Entrance Hall

Welcoming entrance hall providing access to the principal accommodation, with useful storage and a practical layout.

## Lounge

A generously proportioned main reception room enjoying excellent natural light from a large front-facing window. Offering ample space for both seating and entertaining, this bright and comfortable room forms the heart of the home.

## Dining Room

Versatile second reception room positioned to the rear of the property, ideal as a dining room, home office, hobby room or occasional guest space. An attractive archway creates an open yet defined living area.

## Kitchen

A well-appointed galley-style kitchen fitted with a comprehensive range of wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking facilities. The layout provides excellent storage and preparation space with room for additional appliances.

## Bedroom

A spacious double bedroom overlooking the

rear garden, benefiting from fitted wardrobes and ample space for freestanding bedroom furniture.

## Rear Garden

An enclosed, low-maintenance rear garden featuring a combination of lawn, gravelled areas and a paved seating space. Surrounded by mature hedging and fencing, the garden offers a good degree of privacy and an ideal space for relaxing outdoors.

## Front Garden

The property is approached via an attractive front lawned garden with pathway leading to the entrance, creating an appealing first impression.



## 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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