



PH ESTATE AGENTS



## 46 Thornton Street , Middlesbrough, TS3 6PQ

Offers In The Region Of £75,000



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## HALLWAY

10'1" x 2'9" (3.07m x 0.84m)

Step through the striking navy blue composite front door and into a bright, welcoming hallway that sets the tone for the rest of the home. White walls keep the space feeling fresh and airy, while the soft carpet underfoot adds a sense of warmth. A radiator ensures the area stays cosy year-round. From here, the hallway flows naturally into the reception diner and provides easy access to the first floor.

## RECEPTION/ DINING ROOM

24'6" x 10'6" (7.47m x 3.20m)

At the front of the room sits the reception area, a welcoming space comfortably arranged around a two-piece suite with additional storage units. A UPVC double glazed bay window floods the area with natural light, while a radiator ensures warmth throughout the cooler months, and a fire surround with electric fire adds a cosy focal point to the room.

Towards the rear, the dining area offers a charming and practical space, sized just right for a small dining table complemented by further storage units. A UPVC double glazed window looks out from this section of the room, and convenient access to both the understair storage cupboard and kitchen makes this a highly functional part of the home.

## KITCHEN

10'7" x 7'11" (3.23m x 2.41m )

To the rear of the property sits the kitchen, fitted with an attractive range of walnut wood effect wall, base and drawer units, finished with sleek chrome handles and contrasting dark worktops. A built-in

electric oven sits neatly beneath a matching microwave, with a ceramic hob positioned to the right. There is also ample space to accommodate free-standing appliances, and the room is filled with natural light courtesy of a UPVC double glazed window overlooking the rear.

## REAR HALLWAY

4'11" x 7'3" (1.50m x 2.21m )

Tucked behind the kitchen, is the compact rear hallway. It provides a practical home for both a dryer and a fridge freezer, while also serving as the connecting point between the family bathroom and the rear yard — making it one of those quietly essential spaces that keeps the whole home running.

## FAMILY BATHROOM

7'7" x 7'2" (2.31m x 2.18m )

The family bathroom is conveniently located on the ground floor and features a well-appointed three-piece suite. The centerpiece is an S-shaped paneled bath, complete with an electric shower and glass screen — perfect for both a quick rinse and a long soak. A hand basin and low-level W.C. complete the suite. The room is finished with partially tiled walls that add a clean, polished feel, while a radiator ensures warmth and comfort year-round. Natural light filters in through a frosted UPVC double-glazed window, offering both privacy and brightness.

## LANDING

7'8" x 5'0" (2.34m x 1.52m)

The split-level landing opens onto three generously sized bedrooms, bathed in natural light from an overhead skylight window, with plush carpet

underfoot that adds a warm, welcoming feel to the space.

### BEDROOM ONE

10'9" x 12'8" (3.28m x 3.86m)

The first bedroom sits at the front of the property, bathed in natural light from its UPVC double glazed window. It's a generous room — comfortably fitting a double bed and larger storage units without feeling cramped, and kept warm year-round by its own radiator.

### BEDROOM TWO

11'7" x 7'1" (3.53m x 2.16m )

The second bedroom sits at the heart of the first floor, offering a generous layout that comfortably fits a double bed alongside larger storage units. A UPVC double glazed window lets in natural light, while the radiator keeps the room warm year-round. Laminate flooring runs underfoot, giving the space a clean, easy-to-maintain finish.

### BEDROOM THREE

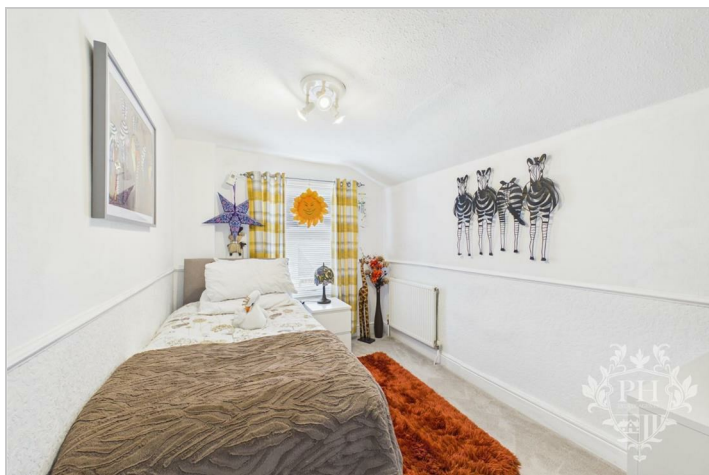
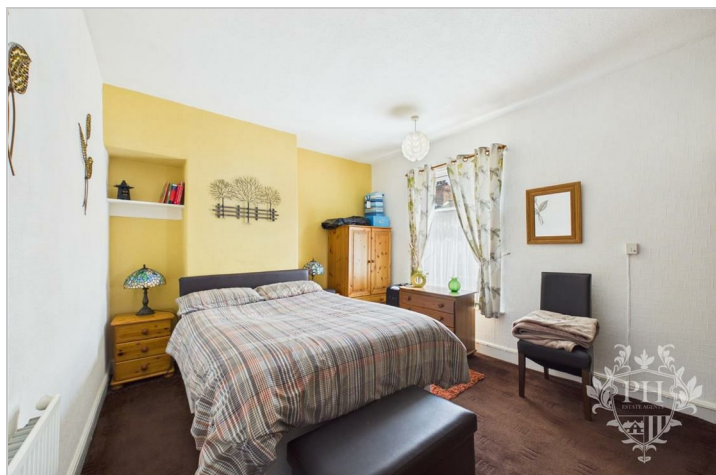
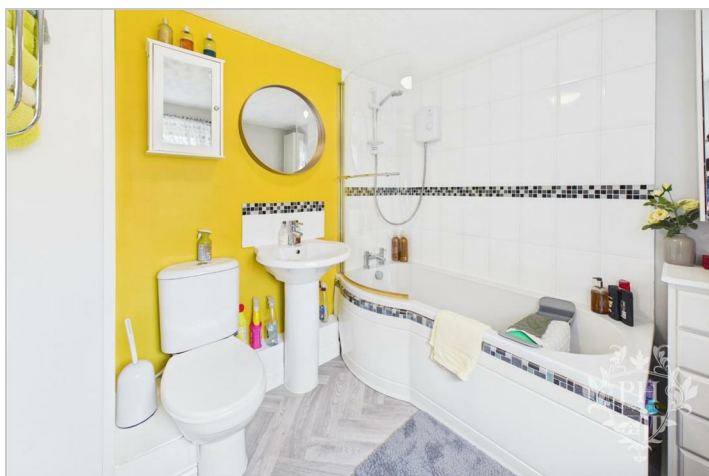
10'6" x 7'7" (3.20m x 2.31m)

The third bedroom is nestled at the rear of the property, offering a peaceful and private retreat.

There's ample room for a single bed alongside additional storage units, making it a practical and well-thought-out space. A UPVC double glazed window fills the room with natural light while keeping it warm and quiet, complemented by a radiator for those colder months and soft carpet underfoot.

### EXTERNAL

The property benefits from convenient on-street parking and a private rear yard, perfect for outdoor relaxation or entertaining. Situated within easy reach of a range of local amenities and well-regarded schools, it also enjoys excellent transport links via the nearby A66.



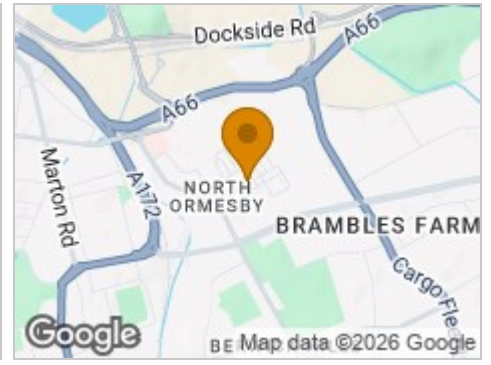
## Road Map



## 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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