



PH ESTATE AGENTS



## 84 Meath Street , Middlesbrough, TS1 4RT

Offers In The Region Of £100,000



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## HALLWAY

13'8" x 5'3" (4.17m x 1.60m )

Stepping through a pristine white UPVC double-glazed door from the spacious yard, you are greeted by a luminous, airy hallway. The hallway is adorned with sleek laminate flooring, a stylish radiator, and a contemporary light fixture that casts a warm, inviting glow. This welcoming space seamlessly connects to the reception and dining room, the central hallway, and the staircase leading to the first floor, ensuring an effortless flow throughout the home.

## RECEPTION AREA

10'2" x 12'2" (3.10m x 3.71m )

At the front of the room lies an expansive living area, offering ample space for a luxurious three-piece suite and elegant storage units. The room boasts a striking feature wall and a fully functional log burner fire, creating a warm and inviting atmosphere. Natural light floods in through a large bay UPVC double-glazed window, highlighting the room's spaciousness. A radiator ensures comfort, and the space seamlessly transitions into the dining area, making it ideal for both relaxation and entertaining.

## DINING AREA

11'8" x 11'1" (3.56m x 3.38m )

The dining area, accessible from the hallway, offers an ideal space for a family dining table. This inviting room is adorned with a large UPVC double glazed window that floods the space with natural light. A radiator ensures warmth, while a beautifully designed feature wall adds character. The dining area seamlessly flows into the reception area, creating a harmonious and open living environment.

## CENTRAL HALLWAY

6'8" x 6'4" (2.03m x 1.93m )

The central hallway seamlessly transitions into the kitchen, offering easy access to a spacious under-stair storage cupboard. This convenient nook could serve as an ideal spot for extra storage, keeping your kitchen organized and clutter-free.

## KITCHEN

13'0" x 8'6" (3.96m x 2.59m )

The kitchen boasts an extensive collection of wooden wall, base, and drawer units, all complemented by striking dark countertops. This spacious room accommodates a variety of free-standing appliances and is highlighted by a large UPVC double-glazed window and elegant French doors that open to the inviting rear yard.

## LANDING

8'4" x 3'5" (2.54m x 1.04m )

The landing provides access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

10'9" x 8'11" (3.28m x 2.72m )

The first bedroom is thoughtfully positioned at the front of the property, offering generous space for a double bed and showcasing elegant built-in sliding door wardrobes. This inviting room is enhanced by a UPVC double glazed window that floods the space with natural light, a cozy radiator to ensure warmth, and sleek laminate flooring that adds a touch of modern sophistication.

## BEDROOM TWO

11'3" x 9'10" (3.43m x 3.00m )

The second bedroom, situated at the rear of the

property, boasts generous space, comfortably accommodating a double bed and larger storage units while maintaining a sleek and minimalist aesthetic. This room is enhanced by a substantial UPVC double-glazed window that allows natural light to flood the space, a radiator for cozy warmth, and stylish laminate flooring that adds a touch of modern elegance.

### BEDROOM THREE

7'7" x 6'6" (2.31m x 1.98m)

The third bedroom, while the coziest of the trio, offers generous space that comfortably accommodates a single bed along with two sizable storage units. This inviting room is enhanced by a UPVC double-glazed window that allows natural light to flood in, a radiator ensuring warmth during cooler months, and sleek laminate flooring that harmonizes with the property's overall contemporary aesthetic.

### FAMILY BATHROOM

8'3" x 5'10" (2.51m x 1.78m)

The expansive family bathroom features a well-appointed three-piece suite, including a luxurious panelled bathtub equipped with a

thermostat-controlled shower, a sleek hand basin, and a convenient low-level toilet. This elegant space is further enhanced by stylish tiled walls and flooring, a frosted UPVC double-glazed window that ensures privacy while allowing natural light, and a modern towel warmer for added comfort.

### EXTERNAL

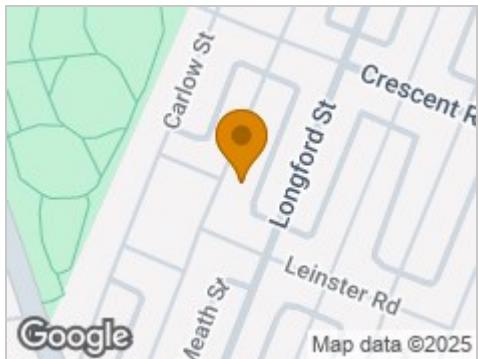
The property features convenient on-street parking and boasts a charming, small paved garden adorned with a decorative wall and a gate for easy access. At the rear, you will find an expansive yard that is ideal for hosting gatherings, storing outdoor equipment, or drying laundry.

### PROPERTY INFORMATION

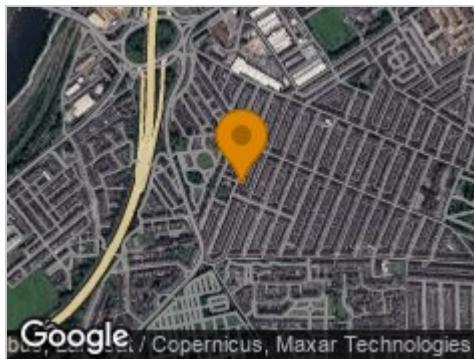
- 1- FLAT ROOF REPLACED TWO YEARS AGO
- 2- BOILER REPLACED TWO YEARS AGO
- 3- WINDOWS REPLACED THREE YEARS AGO
- 4- CLOSE BY TO MIDDLESBROUGH TOWN CENTRE
- 5- CLOSE BY TO TEESIDE UNIVERSITY



## Road Map



## Hybrid Map



## Terrain Map



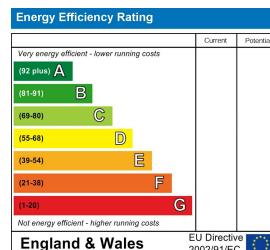
## Floor Plan



## 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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