



PH ESTATE AGENTS



## 2 Bowfell Road , Middlesbrough, TS3 7QS

Offers Over £105,000



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## ENTRANCE HALLWAY

11'5 x 6 (3.48m x 1.83m)

Step through the uPVC door and into the warm, inviting entrance hallway, perfectly setting the tone for this delightful home

## RECEPTION ROOM

11'10 x 11'9 (3.61m x 3.58m)

The reception room is a haven of warmth and welcome. Imagine sinking into your favourite armchair, the crackle of the fire filling the air as the sun streams in through the uPVC double-glazed sliding doors, flooding the room with light and offering a glimpse of the idyllic rear garden beyond. The perfect blend of comfort and style.

## DINING ROOM

8'4 x 10 (2.54m x 3.05m)

Flowing seamlessly from the reception room is the dining area, the ideal setting for cherished family mealtimes. The uPVC double-glazed window frames views of the rear elevation, while the central heating radiator ensures a cosy atmosphere. The open-plan layout effortlessly connects to the kitchen, bathed in natural light pouring in through the front elevation window.

## KITCHEN

8'3 x 7'9 (2.51m x 2.36m)

The kitchen has modern fitted wall, base, and drawer units that ensure ample storage. The integrated oven and hob, along with the stainless steel sink and mixer tap, make this the perfect space for culinary creations.

## WC

4'8 x 5 (1.42m x 1.52m)

Convenience is key in the downstairs WC, complete with frosted window to the front elevation and modern, neutral wall cladding that makes cleaning a breeze. The carpet underfoot adds a touch of comfort to this practical space.

## STORAGE ROOM

5' x 8'5 (1.52m x 2.57m)

Tucked away to the rear of the WC is a storage room, bursting with potential. Imagine transforming this space into a utility room, or perhaps something that reflects your unique needs and personality. The possibilities are endless.

## LANDING

7'7 x 3'1 (2.31m x 0.94m)

As you climb the carpeted stairs, you'll find yourself in a tranquil retreat featuring two beautifully appointed bedrooms and a spacious family bathroom.

## BEDROOM ONE

10'3 x 14'5 (3.12m x 4.39m)

The master bedroom is a serene oasis, boasting generous proportions and flooded with natural light pouring in through the double glazed windows to the front and rear. The neutral decor provides the perfect backdrop for your personal style, while the carpet underfoot and central

heating radiator ensure year-round comfort. And for those seeking additional storage, the fully boarded loft space with lighting is just a pull-down ladder away!

## BEDROOM TWO

8'3 x 8'4 (2.51m x 2.54m)

The second bedroom is also neutrally decorated and features a modern fitted mirrored wardrobe and has a uPVC double glazed window to the rear. The central heating radiator keeps things cosy, and the convenient cupboard housing the newly installed Worcester boiler means you'll always have efficient warmth at your fingertips.

## FAMILY BATHROOM

5'10 x 6'8 (1.78m x 2.03m)

The family bathroom boasts a generous four-piece suite including toilet, basin, bath, and shower cubicle. The tiled walls make cleaning a breeze, and the ceiling spotlights provide brilliant illumination. A frosted double glazed window to the side elevation and ladder style towel warmer complete this sanctuary.

## EXTERNAL

Step outside to discover a private paradise, with perimeter walls ensuring seclusion and block paving to the front. As a corner plot, you'll enjoy a lush lawn area to the side and vibrant flower and shrub borders encircling the property.

The rear garden is a masterclass in low-maintenance luxury, cleverly designed by the current owners with privacy and relaxation in mind. Imagine savoring sunny days in the BBQ area, or unwinding in the decking seating area nestled among blooming flowers and shrubs. A further paved area awaits beyond, again adorned with mature borders. And for storing outdoor essentials, a handy shed is at your disposal.

Don't miss your chance to make this incredible home yours. Contact us today to schedule a viewing!



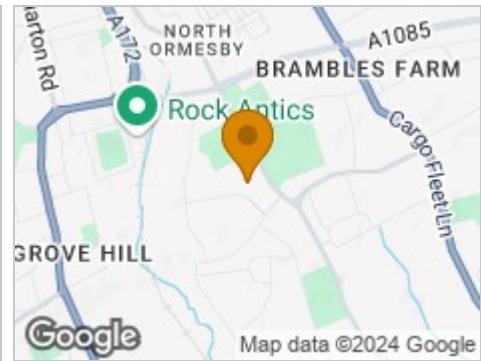
## Road Map



## Hybrid Map



## Terrain Map



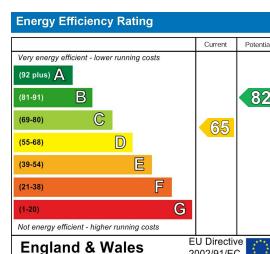
## Floor Plan



## 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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