



## 37 Dallas Court

Hemlington, Middlesbrough, TS8 9JB

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## RECEPTION ROOM

17'7" x 11'3" (5.36m x 3.43m)

Step inside from the front garden through a crisp white UPVC double glazed door, and you'll find yourself in a spacious reception room. There's plenty of room here for a comfortable two-piece suite, along with extra storage units to keep the space tidy. Natural light pours in through a generous window, and a fire surround serves as a welcoming focal point. From here, a doorway leads you on toward the rear hallway.

## HALLWAY

5'9" x 7'3" (1.75m x 2.21m)

The rear hallway offers convenient access to the kitchen, the first floor, and the garden at the back of the house. Spacious enough to move through comfortably, it serves as a practical hub connecting the main living areas with the outdoors.

## KITCHEN

11'7" x 11'3" (3.53m x 3.43m)

The kitchen features a generous selection of light-colored cabinets, including wall-mounted units, base cupboards, and spacious drawers that offer plenty of storage options. Contrasting dark countertops run the length of the workspace, providing a modern feel.

There's ample room for your choice of free-standing appliances, and natural light streams in through a well-placed window. A breakfast bar sits to one side, creating a casual spot for morning coffee or quick meals.

## LANDING

4'3" x 8'10" (1.30m x 2.69m)

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

## BEDROOM ONE

9'10" x 14'9" (3.00m x 4.50m)

The first bedroom sits at the front of the house, catching the morning light through a generously sized window. There's plenty of room here for a double bed, along with larger wardrobes or dressers, so you won't feel cramped for storage. A built-in storage cupboard helps keep things organized, and a radiator ensures the space stays warm and comfortable year-round.

## BEDROOM TWO

10'9" x 11'6" (3.28m x 3.51m)

Tucked away at the back of the house, the second bedroom offers a peaceful retreat, comfortably fitting a double bed with room to spare for sizeable wardrobes or dressers.

Natural light filters in through a generous window overlooking the garden, while a well-placed radiator keeps the space cozy year-round.

### BEDROOM THREE

7'6" x 8'7" (2.29m x 2.62m)

Positioned at the front of the house, the third bedroom offers a cozy retreat with enough space for a single bed and a few select storage pieces. A large window fills the room with natural light during the day, while a radiator beneath ensures it stays warm and comfortable, making it an inviting spot for rest or quiet study.

### FAMILY BATHROOM

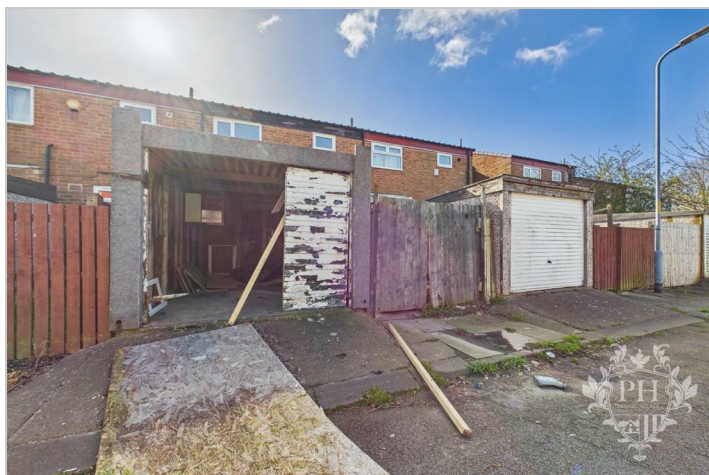
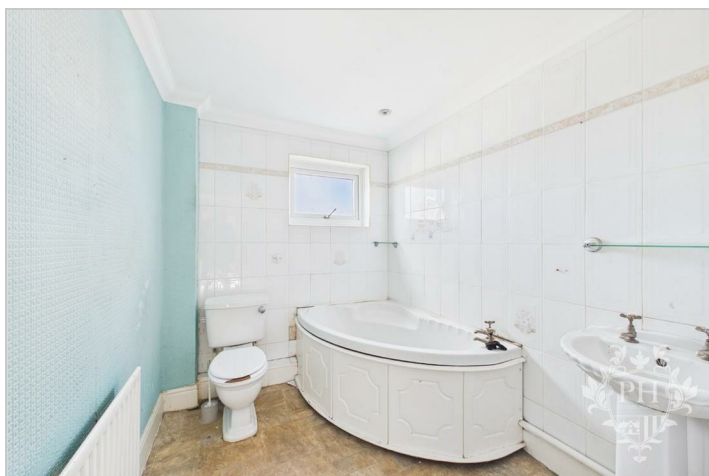
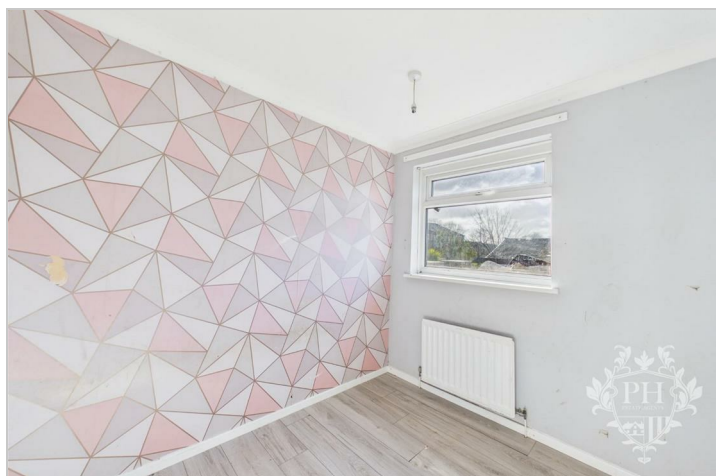
6'5" x 8'6" (1.96m x 2.59m)

The bathroom features a three-piece suite that would benefit from renovation. A spacious corner bath offers a relaxing spot to unwind,

while the hand basin and toilet are positioned for convenience. Natural light filters in through a frosted window, providing privacy without sacrificing brightness, and a radiator ensures the room stays warm and comfortable.

### EXTERNAL

This home features spacious front and rear gardens, perfect for relaxing outdoors or gardening on sunny afternoons. Conveniently located within easy walking distance of local shops and schools, the property also includes a garage at the back. Please note, the garage is in need of a new door.



## Road Map



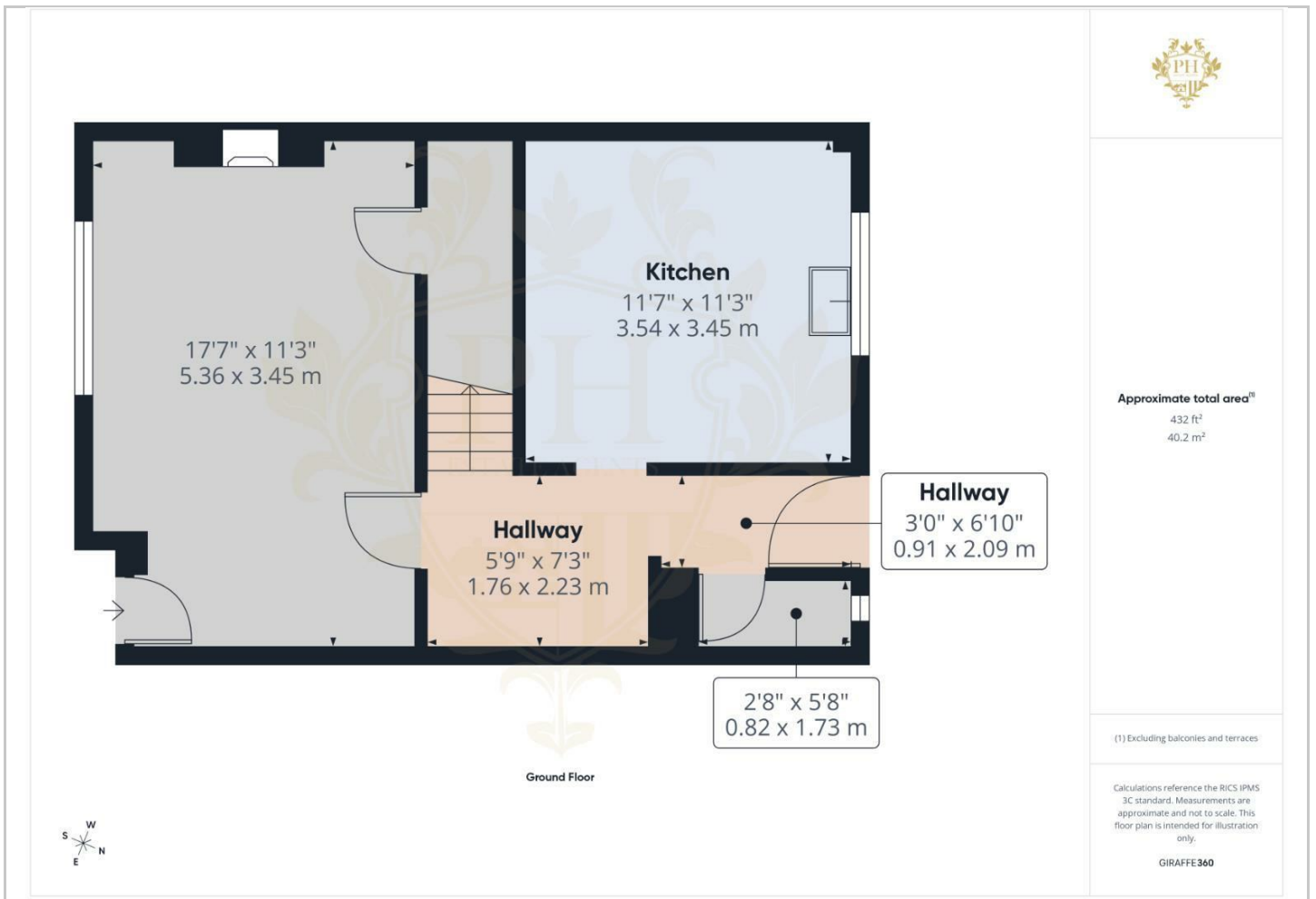
## Hybrid Map



## Terrain Map



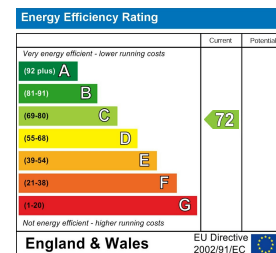
## Floor Plan



## 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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