



## 56 Homerton Road , Middlesbrough, TS3 8LX

£750



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## HALLWAY

Step through a gleaming white UPVC double glazed door and into a sunlit hallway, where natural light pours in and instantly sets a welcoming tone. From here, you'll find convenient access to the inviting reception room, the spacious kitchen and dining area, as well as the staircase leading to the first floor.

## RECEPTION ROOM

The reception room sits at the front of the house, welcoming you with plenty of natural light streaming through a large UPVC double glazed window. Spacious enough for a comfortable two-piece suite and additional living room furniture, this area is both inviting and versatile. A radiator keeps the room warm and cozy, making it an ideal spot to relax or entertain guests.

## KITCHEN/ DINER

The kitchen is fitted with a generous range of light wood-effect cabinets, including wall-mounted, base, and drawer units, all topped with pale countertops that brighten the space and create a clean, modern contrast. There's ample room for free-standing appliances, while the built-in oven and hob are seamlessly integrated for a streamlined look. Natural light pours in through a UPVC double-glazed window and matching door, both of which offer a pleasant view and easy access to the rear garden. The room is spacious enough to comfortably accommodate a full-sized dining table, with plenty of additional

space for storage units or display shelves. A second window fills the area with even more daylight, and a radiator ensures it stays warm and inviting year-round.

## LANDING

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

## BEDROOM ONE

The first bedroom offers enough space for a comfortable double bed, along with larger wardrobes or storage units. Natural light fills the room through a UPVC double glazed window, while a radiator keeps the space warm and cozy.

## BEDROOM TWO

The second bedroom is generously sized, easily accommodating a plush double bed with plenty of room to spare for substantial wardrobes or additional storage pieces. Sunlight streams in through a large UPVC double glazed window, casting a warm, inviting glow across the room. Beneath the window, a modern radiator ensures the space remains toasty and comfortable even on the chilliest days.

## BEDROOM THREE

The third bedroom offers enough space to comfortably fit a single bed along with generous storage options, such as a large wardrobe or chest of drawers. Natural light streams in through

the UPVC double glazed window, while a radiator ensures the room stays cozy year-round.

### BEDROOM FOUR

The fourth bedroom is surprisingly spacious for its size, easily accommodating a single bed with room to spare for a substantial wardrobe or a sturdy chest of drawers. Sunlight pours in through the UPVC double glazed window, casting a warm glow across the room and bringing the outside in. Beneath the window, a radiator quietly keeps the space comfortable through every season, making this a welcoming spot to unwind no matter the weather.

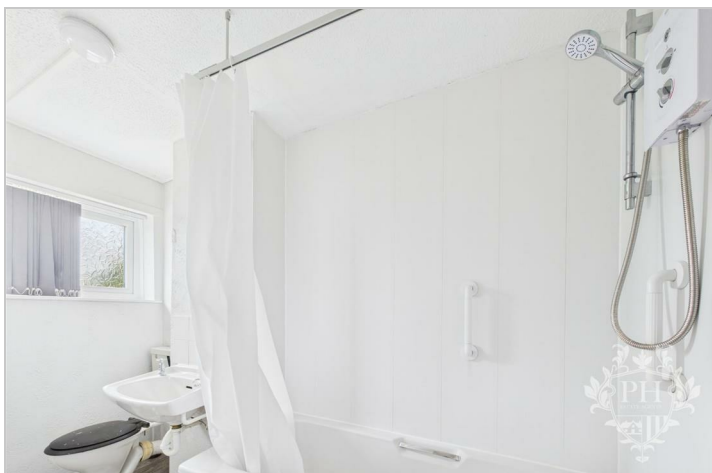
### BATHROOM

The bathroom features a three-piece suite, consisting of a paneled bathtub fitted with an electric shower, a hand basin, and a low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, offering both brightness and privacy. The space is kept comfortably warm by a radiator, while

easy-to-clean wall cladding adds both style and practicality to the room.

### EXTERNAL

This property features convenient on-street parking and boasts both front and rear gardens, perfect for relaxing outdoors or entertaining guests. Located within easy walking or driving distance of local shops, schools, and major bus routes, it offers residents quick access to everything they need for daily living.



Road Map



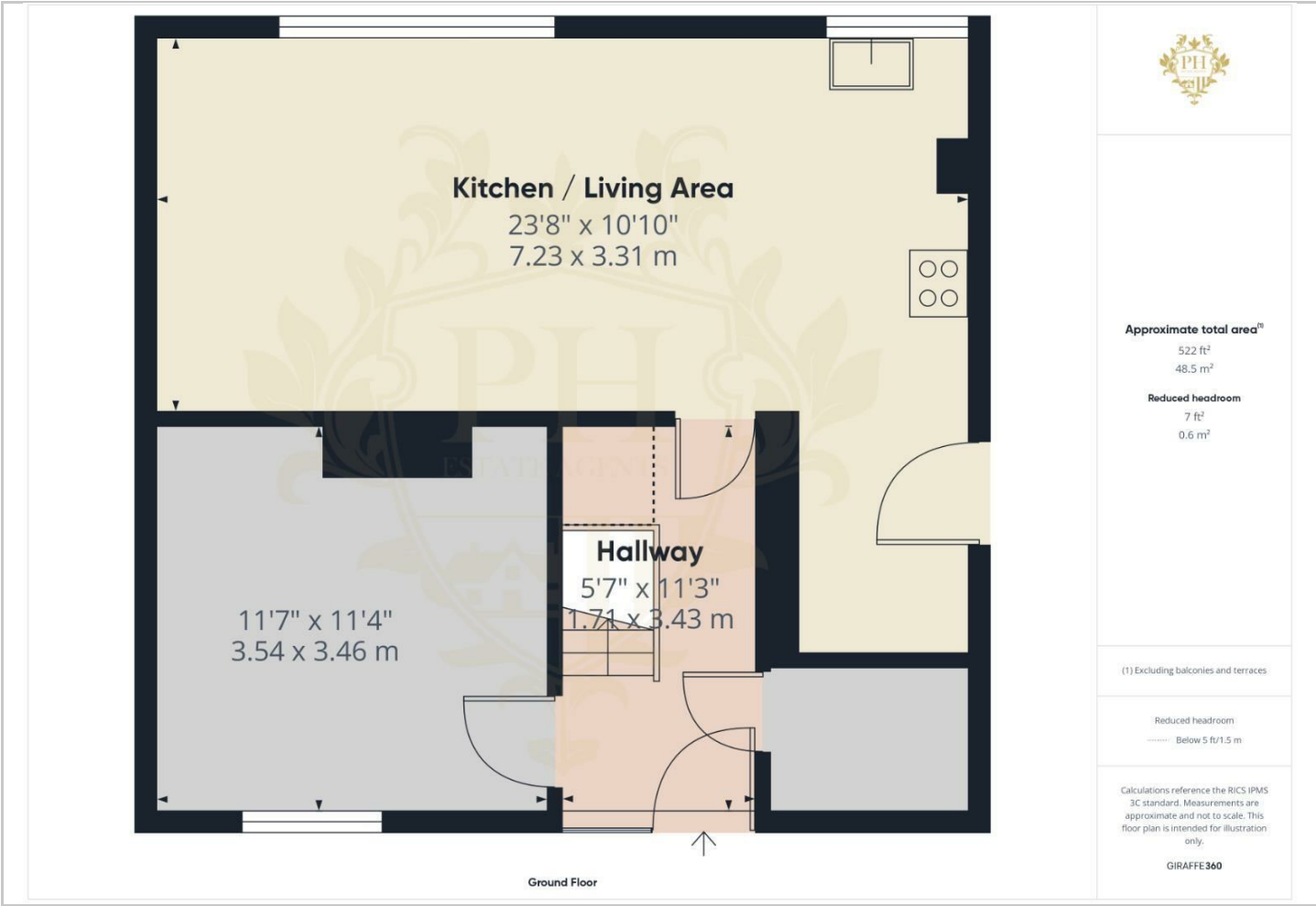
Hybrid Map



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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