



# 18 Thirlmere Crescent

, Middlesbrough, TS6 0EU

£180,000



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## HALLWAY

Step through the crisp white UPVC double glazed door, leaving the front garden behind as you enter a spacious, light-filled hallway. Natural daylight pours in, illuminating the welcoming entryway and highlighting the warmth from a neatly positioned radiator. From here, the hallway offers easy access to the inviting reception room, the open-plan kitchen and dining area, and the staircase leading up to the first floor.

## RECEPTION ROOM

The reception room greets you at the front of the property, bathed in natural light from a wide UPVC double glazed bay window that frames the view outside. There's ample space for a comfortable two-piece suite, with room left over for extra storage units to keep things tidy. A classic fire surround centers the room, featuring a gas coal fire that creates a cozy focal point for relaxing evenings. Warmth is provided by a radiator, and elegant double doors open invitingly into the adjoining kitchen and dining area, making the space feel open and connected.

## KITCHEN/ DINER

On the left side of the kitchen and dining space, you'll find the kitchen itself—a modern area fitted with sleek, soft grey cabinets and drawers that stretch along the walls and beneath the counters. Light-colored worktops brighten the space, creating a subtle contrast with the cabinetry. An integrated electric oven sits conveniently beneath a gas hob on the right, offering a practical setup for everyday cooking. There's ample room for your own free-standing appliances, so you can truly make the

space your own. A large UPVC double-glazed window at the back lets in plenty of natural light, while a side door opens out to the property's side aspect, making it easy to step outdoors.

On the right, the dining area feels spacious and inviting, easily accommodating a large dining table—perfect for family meals or entertaining guests. This versatile room connects seamlessly to the reception room, the main hallway, the side of the house, and the conservatory, allowing for a natural flow through the home and plenty of options for moving between spaces.

## CONSERVATORY

The conservatory, accessible directly from the kitchen and dining area, offers a cozy retreat perfect for relaxing. There's ample space for a small sofa, complemented by additional storage units to keep things tidy. Sunlight pours in through the french doors, which open out onto the patio and invite the outdoors in, making it an ideal spot for morning coffee or unwinding in the afternoon.

## LANDING

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

## BEDROOM ONE

The first bedroom sits at the front of the property, catching the morning light through a large UPVC double glazed window. Spacious enough to comfortably accommodate a double bed and extra storage units, it also features sleek built-in sliding wardrobes for ample closet space. A radiator ensures the room stays cozy year-round, creating a welcoming retreat at the front of the home.

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## BEDROOM TWO

Tucked away at the back of the property, the second bedroom offers a quiet retreat with plenty of room for a double bed and generous storage options. Natural light pours in through a large UPVC double glazed window, while a radiator ensures the space stays warm and comfortable year-round.

## BEDROOM THREE

The third bedroom sits at the front of the house, catching plenty of natural light through its UPVC double glazed windows on both the front and side walls. The room is sized just right for a single bed, with space for a few compact storage pieces—think a nightstand or a small dresser. A radiator keeps the space warm, making it both functional and inviting.

## FAMILY BATHROOM

The family bathroom is thoughtfully designed with a four-piece suite, offering both comfort and practicality. At its heart is a sleek, panelled bath fitted with elegant central taps—perfect for a relaxing soak. Adjacent, a step-in shower cubicle features a modern thermostat-controlled shower, allowing precise temperature adjustment for an invigorating start to the day. The hand basin, set

atop convenient storage cabinetry, provides ample space for toiletries and essentials, while the low-level w.c. is discreetly positioned for privacy. Natural light gently fills the space through a frosted UPVC double-glazed window, ensuring both brightness and privacy, and a radiator keeps the room comfortably warm year-round.

## EXTERNAL

Tucked away on a peaceful residential cul-de-sac, this home offers a sense of calm and privacy rarely found so close to town. Out front, you'll find a well-kept garden and a driveway leading to a convenient garage—plenty of space for parking or storage. Step out back, and there's a spacious rear garden that's perfect for kids, gardening projects, or lazy afternoons in the sun. Despite the quiet setting, you're just a short stroll or quick drive from local shops, schools, and all the essentials.



## 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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