



# 85 Glendale Road

, Middlesbrough, TS5 7NH

£155,000



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## ENTRANCE HALLWAY

9' x 10'2 (2.74m x 3.10m)

Welcome to this charming family home, featuring an entrance hall accessed through a uPVC external door. From the entrance hall, you can access the downstairs WC, main reception room, and the first floor via a carpeted staircase.

## WC

4' x 4'9 (1.22m x 1.45m)

The neutrally decorated downstairs WC includes both a toilet and a basin, ensuring convenience for all guests.

## RECEPTION ROOM

18 x 10'10 (5.49m x 3.30m)

Welcome to the charming reception room, located at the front of the home. This inviting space boasts large front-facing windows that flood the room with natural light, complemented by a central fireplace that adds a cosy warmth. Additional central heating radiators ensure comfort year-round. The room flows seamlessly into the dining area, creating a spacious open-plan living environment.

## KITCHEN

10 x 8'8 (3.05m x 2.64m)

This kitchen, while in need of some modernisation, brims with potential and charm. It currently boasts a variety of fitted wall, base and drawer units, providing ample storage solutions. There is also space for essential white goods,

ensuring functional convenience. Additionally, an external side door provides easy access to the adjacent garage, adding to the property's practicality and appeal.

## DINING ROOM

12 x 8'8 (3.66m x 2.64m)

The dining room features a neutral decor palette, offering a blank canvas for your personal touch. Expansive windows at the rear allow ample sunlight to brighten the space, making it perfect for gatherings and family meals.

## GARDEN ROOM

6 x 20'10 (1.83m x 6.35m)

A standout feature of this property is the garden room extension at the rear of the home. With a bit of updating, this space could become the ultimate retreat to unwind after a long day. Enjoy beautiful garden views and the comfort of a centrally heated radiator, ensuring warmth and cosiness all year round.

## LANDING

5' x 9'2 (1.52m x 2.79m)

Upstairs, the carpeted landing, currently fitted with a stairlift, leads to three well-appointed bedrooms, a family bathroom, and the loft space. Additionally, a handy storage cupboard is available for extra storage needs.

### BEDROOM ONE

10 x 10'10 (3.05m x 3.30m)

Bedroom One: This spacious rear-facing bedroom offers serene views of the garden through double-glazed windows. It includes a central heating radiator positioned below the window, carpet flooring, and ample space for storage units.

### BEDROOM TWO

13 x 6'7 (3.96m x 2.01m)

Bedroom Two: Also located at the rear of the home, this bedroom features large in-built sliding door wardrobes, a window overlooking the garden, and a central heating radiator.

### BEDROOM THREE

8 x 7'10 (2.44m x 2.39m)

Bedroom Three: The smallest of the three, yet still generously sized, this front-facing room includes a window, central heating radiator, and an in-built storage wardrobe.

### FAMILY BATHROOM

5 x 6'9 (1.52m x 2.06m)

The family bathroom is equipped with a classic three-piece suite, including a toilet, basin, and bath. A large frosted window at the rear provides privacy while allowing natural light to filter in. The white tiled walls add a clean, fresh feel, though the space offers potential for modern updates to suit your taste.

### EXTERNAL

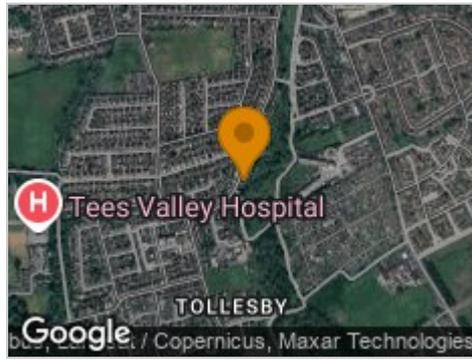
Externally, the home boasts a small, enclosed front garden and a driveway to the side, providing off-road parking. Furthermore, there is a spacious 23ft x 12ft garage. To the rear, an enclosed garden mainly laid to lawn, with established flowers and shrubs, offers a peaceful retreat for outdoor activities. This delightful home is perfect for families with masses of potential. Don't miss this opportunity to make it your own!



## Road Map



## Hybrid Map



## Terrain Map



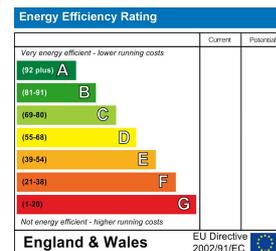
## Floor Plan



## 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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