



PH ESTATE AGENTS



14 Skippers Lane
, Middlesbrough, TS6 0HT

£175,000



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ENTRANCE

5'1" x 5'4" (1.55m x 1.63m)

Entering through a UPVC double-glazed door is a beautifully designed porch benefiting from contemporary floor tiles and floor to ceiling frosted windows allowing to natural light to pour through.

RECEPTION/ DINING ROOM

24'0" x 16'6" (7.32m x 5.03m)

The reception/ dining room offers everything needed for comfortable living with a vast amount of floor space to fit a three piece suite, storage and dining room table with room to spare. The vendor of the property has chosen the minimal look which continues throughout, benefiting from a light carpet, two double radiators & Large UPVC double glazed window which looks over the manicured garden. This room gains access to the first floor with understair storage, kitchen and sunroom.

SUNROOM

7'1" x 9'8" (2.16m x 2.95m)

All year round sunroom providing some comfortable additional living space with a pleasant rear garden aspect. Brick wall construction with UPVC double glazed windows and UPVC double glazed french doors, radiator, and modern floor tiles. This room enables the property to spill outside in those summer months whilst also creating a cosy feel for winter dependent on furnishings chosen.

KITCHEN

13'5" x 13'7" (4.09m x 4.14m)

The beautifully designed open-plan kitchen consists of a vast amount of wood wall, base and drawer units with a exceptional amount of worktop space! The kitchen give you the ability to cook up a large

family meal without getting under anyone's feet with the clever design of a large span breakfast bar with seating. To the left of the room is a utility room which allows you to hide away larger kitchen appliances such as a fridge freezer whilst also providing extra storage space for cleaning products. The UPVC double glazed window looks over the rear aspect of the property providing natural light with a side entrance through a UPVC door.

UTILITY ROOM

4'2" x 5'4" (1.27m x 1.63m)

The utility room is set from the kitchen and benefits from floor tiles, storage units & downward lighting.

LANDING

7'10" x 6'4" (2.39m x 1.93m)

The landing benefits from a large UPVC double glazed window to the side aspect and gains access to the three bedrooms, family bathroom & loft. This area perceives a open space due to the abundance of light and choice of decoration made by the vendor.

BEDROOM ONE

12'10" x 7'11" (3.91m x 2.41m)

The master bedroom is situated at the front of the property with a large UPVC double-glazed window, T.V. Point, radiator. This room offers everything anyone would need with the space that is provided and would comfortably fit a double bed with room to spare with the addition of build-in sliding wardrobes and over the bed storage.

BEDROOM TWO

10'8" x 9'10" (3.25m x 3.00m)

The second bedroom is also a large double and is

situated to the rear aspect of the property, the vendor has decorated this room in modern pastel tones making it bright and airy. The room provides space for bedside cabinets along with more extensive storage units, UPVC double-glazed window, and a large radiator below.

BEDROOM THREE

9'7" x 6'4" (2.92m x 1.93m)

The third bedroom is the smallest of the bedrooms and is currently used as a guest room, making it the perfect addition to the property. This room benefits from a UPVC double glazed window, carpet which flows through from the hallway and painted walls.

FAMILY BATHROOM

5'6" x 6'3" (1.68m x 1.91m)

The contemporary family bathroom is low maintenance thanks to its wipeable modern wall cladding and tiled flooring. This room compromises a brown three-piece suite that includes a step in shower cubicle with a thermostat shower, a hand basin with vanity unit beneath, and low-level W/C. To the rear of the room is a frosted UPVC double-glazed window to the rear aspect making sure that all light is portrayed through.

EXTERNAL

The property offers a manicured front garden with off-street parking and a garage! The rear garden is accessed from a gated walkway where you will find a low maintenance spacious area which offers block paving along with greenery and seating area to have your morning coffee in peace.



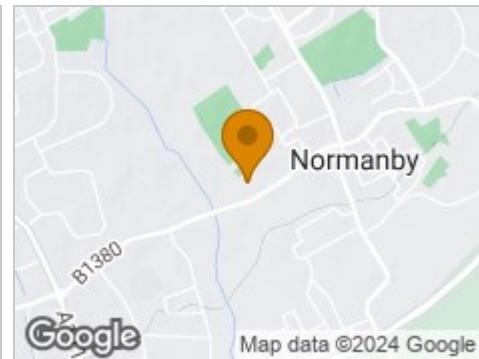
Road Map



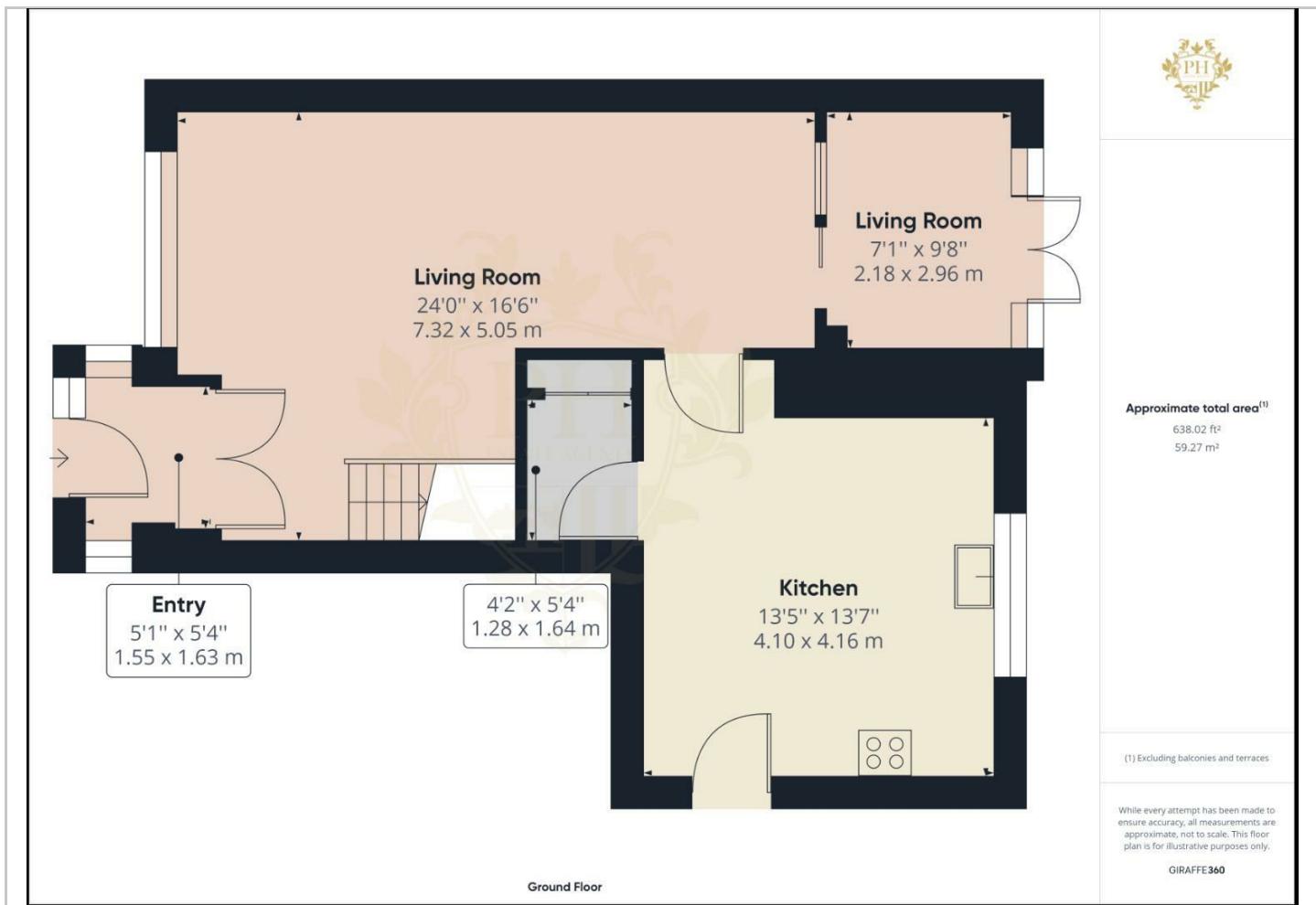
Hybrid Map



Terrain Map



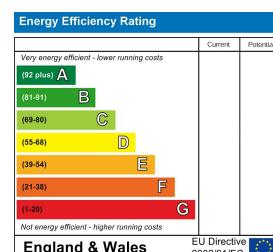
Floor Plan



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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