PH ESTATE AGENTS

18 Kelvin Grove

, Middlesbrough, TS3 7RU

£125,000

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HALLWAY

5'10" x 10'10" (1.78m x 3.30m)

Step through the spacious front garden and enter the home via a sturdy brown UPVC double glazed door. Inside, you're greeted by a bright and welcoming hallway, where glossy black floor tiles catch the light and add a touch of elegance. The hallway offers easy access to the reception room, kitchen, and staircase leading to the first floor, and is kept cozy with a modern radiator.

RECEPTION ROOM

16'10" x 12'0" (5.13m x 3.66m)

The reception room is impressively spacious, easily accommodating a full three-piece suite while still leaving plenty of room for extra storage units and open walkways. One wall stands out as a striking feature: it's paneled and set with stylish strip lights that frame the perfect spot for a television, creating a cozy yet contemporary focal point. Sleek, modern flooring stretches across the entire space, complemented by a radiator that keeps the room warm and inviting. At the front, a wide UPVC double-glazed bay window lets in streams of natural light, giving the room a bright and airy feel. To the rear, elegant French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

KITCHEN

11'0" x 11'4" (3.35m x 3.45m)

The kitchen is impressively spacious, designed for both functionality and style. Along the walls, you'll find a collection of white high-gloss cabinets and drawers, each surface gleaming under the lights. A built-in electric oven sits seamlessly beneath a gas hob, topped with an extractor fan that adds a professional touch. The dark countertops provide a dramatic contrast, offering plenty of room for meal prep, while open areas leave ample space for larger free-standing appliances—think a full-sized fridge or a family-sized dishwasher. Sunlight pours in through a UPVC double-glazed window, brightening the room and highlighting the polished black floor tiles that stretch in from the hallway. A radiator keeps the space warm and inviting, and a doorway leads directly into the dining room, making it easy to serve meals or entertain guests.

DINING ROOM

16'7" x 8'8" (5.05m x 2.64m)

The dining room, reached directly from the kitchen, offers ample space for a generous dining table—perfect for hosting family gatherings or dinner parties. Additional storage units fit comfortably along the walls, providing both practicality and style. Sunlight pours in through two well-placed windows, making the room feel bright and welcoming throughout the day. There are doors at either end: one leads out to the front garden, inviting you to step outside with your morning coffee, while the other opens onto the rear garden, ideal for seamless indoor-outdoor entertaining. You'll also find convenient access to the ground floor w.c. from this versatile and thoughtfully designed space.

GROUND FLOOR W.C

6'11" x 2'4" (2.11m x 0.71m)

The ground floor w.c is fitted with a two-piece suite, featuring a hand basin and a low-profile toilet. A frosted window allows natural light to filter in while maintaining privacy, creating a bright yet discreet space.

LANDING

11'3" x 4'6" (3.43m x 1.37m)

The landing features soft grey carpeting underfoot and crisp white walls that help reflect natural light streaming through a UPVC double-glazed window. From here, you can access all three bedrooms, the family bathroom, and the loft, making this bright space a central point in the home.

BEDROOM ONE

14'0" x 9'9" (4.27m x 2.97m)

The first bedroom sits quietly along the side of the house, offering plenty of room for a double bed and generous storage units without feeling cramped. Natural light pours in through a large UPVC double-glazed window, brightening the space and highlighting the soft grey carpet underfoot. A radiator ensures the room stays cozy year-round, making it both practical and inviting.

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BEDROOM TWO

10'1" x 10'6" (3.07m x 3.20m)

Tucked away at the back of the property, the second bedroom offers plenty of space for a comfortable double bed and generous storage options—think wardrobes, dressers, or even a reading nook if you want one. Bright white walls reflect the natural light that pours in through a large UPVC double-glazed window, while a soft grey carpet underfoot adds warmth and a touch of modern style. A radiator sits below the window, keeping the room cozy year-round.

BEDROOM THREE

6'9" x 11'6" (2.06m x 3.51m)

The third bedroom sits at the front of the house, catching plenty of natural light through its UPVC double glazed window. This cozy space easily fits a single bed, with room left over for extra storage pieces. A built-in cupboard offers a neat solution for keeping belongings tucked away, while a radiator keeps the room warm and comfortable all year round.

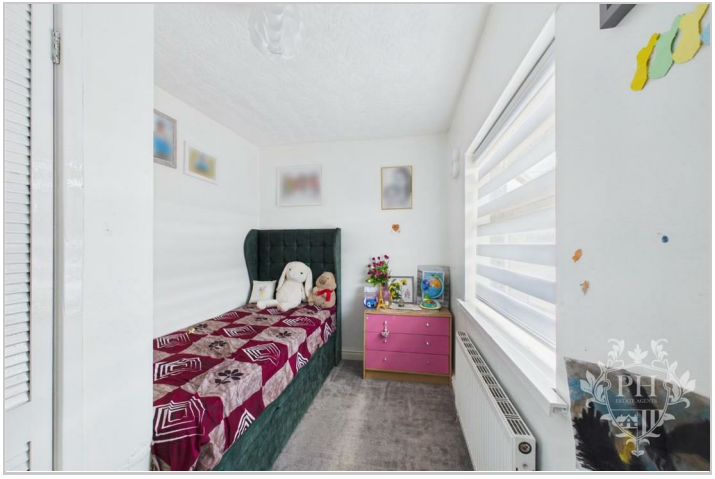
FAMILY BATHROOM

5'5" x 5'9" (1.65m x 1.75m)

The family bathroom features a three-piece suite, including a paneled bathtub with chrome shower attachments, a stylish hand basin set into a practical storage unit, and a low-level toilet. The walls are finished with grey marble-effect cladding, adding a touch of luxury to the space. Natural light filters in through a frosted window, maintaining privacy while softly illuminating the room, and a radiator ensures the bathroom stays warm and comfortable year-round.

EXTERNAL

The front of the property features an expansive garden, bordered by a classic brick wall topped with decorative iron railings. Stately double gates open onto a generous driveway, easily offering space for three cars to park side by side. At the back, you'll find a welcoming patio—perfect for outdoor dining or relaxing in the sun—alongside a well-kept lawn that's ideal for children or pets to play. The home is conveniently located just a short stroll or quick drive from local shops, amenities, and schools, making daily life that much easier.



Road Map

Hybrid Map

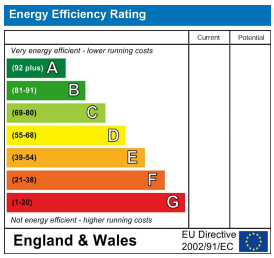
Terrain Map

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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