



# 15 Kingsbridge Crescent

, Middlesbrough, TS5 4GE

£995





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## ENTRANCE

The entrance hall, designed with a contemporary flair, serves as the perfect sanctuary for storing your outdoor attire.

## RECEPTION ROOM

The grand and roomy reception area luxuriates in the plush comfort of a cream-hued, high-end carpet that elegantly complements the standout wallpaper. A charming fire surround, complete with an efficient electric fire, adds a touch of warmth and prestige to the room. This space acts as a gateway to the seamless integration of the kitchen and dining area, offering a harmonious flow throughout the property. The room also features a generously sized UPVC double glazed window, majestically positioned to face the front aspect. This architectural feature not only amplifies the room's aesthetic appeal but also encourages a cascade of natural sunlight to stream in, effectively bathing the room in a soft, inviting glow.

## OPEN PLAN KITCHEN/ DINING ROOM

The heart of the home unfolds into a spacious kitchen and dining area, where a plethora of high-gloss wall, base, and drawer units glisten under the ambient lighting. These units seamlessly integrate essentials like a fridge freezer, washing machine, dishwasher, and oven, enhancing the overall functionality of the space. The kitchen boasts a stainless steel hob, a culinary stage set for you to craft family meals with ease.

The room, however, does more than cater to the culinary arts. It also comfortably accommodates a generous dining table, a place for family and friends to gather and share meals. The dining area enjoys a

vantage point overlooking the lush garden, a view framed by elegant French doors and a UPVC double glazed window. The sight of nature's beauty adds a touch of serenity to every meal, making this room not just a kitchen, but a haven for relaxation and togetherness.

## GROUND FLOOR W/C

The lavatory on the ground floor boasts a well-designed dual component ensemble, comprising of a strategically set low-level commode and an elegantly crafted hand basin. This space emanates a sense of contemporary sophistication, a result of its meticulously selected floor and wall tiles that create an appealing surround. Added to this modern environment is a polished chrome handrail, lending not only a touch of sleek style but also instilling a comforting sense of warmth.

## BEDROOM ONE

Nestled at the forefront of the residence, the master bedroom provides a tranquil sanctuary. It features a sturdy UPVC double-glazed window that not only ensures thermal efficiency but also bathes the room in natural light. The room boasts a sophisticated built-in storage system, along with an additional storage cupboard, offering ample space to stow away household items, thereby maintaining a clutter-free environment. The room can effortlessly accommodate a double bed, and the landlord's exquisite design touch is evident in the harmonious contrast color scheme, adding an element of visual interest and enhancing the overall aesthetic appeal of the space.

## BEDROOM TWO

Positioned at the quiet rear of the property, the

second bedroom comfortably accommodates a double bed, supplemented by ample storage units. This space is bathed in a soft, natural light that seeps in through a large upvc double glazed window, highlighting the room's neutral color palette, thus creating an atmosphere of tranquility and spaciousness.

### BEDROOM THREE

The third bedroom exudes an aura of tranquility and serenity, making it an ideal space for a meticulously arranged nursery or a stylishly decked out dressing room. Its ample space effortlessly accommodates a cozy cot, allowing room for comfort and movement. This pleasantly inviting room boasts a petite, yet luminous, UPVC double-glazed window that invite a gentle cascade of natural light, enhancing the room's welcoming ambience. The floor, adorned with a plush carpet in a soothing shade of cream, harmonizes beautifully with the walls that are painted in a refreshing contrast colours. This creates a serene backdrop that subtly elevates the room's aesthetic appeal.

### FAMILY BATHROOM

Situated on the first floor, you'll find the elegantly

crafted family bathroom, a harmonious blend of style and functionality. It boasts of modern floor and wall tiles that lend an air of sophistication and contemporary charm to the space.

This opulent bathroom is equipped with a three-piece suite, each element carefully selected to enhance your bathing experience. It includes a generously-sized bath adorned with an overhead shower, promising a refreshing, spa-like experience right at home. The hand basin unit, complete with ample storage space, merges utility with design. Concluding the suite is a low-level toilet, sleek and unobtrusive, complementing the bathroom's stylish aesthetics.

### EXTERNAL

The property offers a ample fenced front garden with a private driveway which accommodates for one car. To the rear is a fantastic space perfect for entertaining with a decked area for a table and chairs for those hot summer months.

### PROPERTY INFORMATION

This property is part furnished and the garage will be available for the use of the tenant at a later date.



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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