



PH ESTATE AGENTS



37 Ashbourne Close
, Middlesbrough, TS6 9JG

£165,000



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ENTRANCE

Stepping through a pristine white UPVC double-glazed door from the inviting open front garden, you enter a spacious passageway. This area is ideal for storing outerwear and features a conveniently placed radiator to keep your belongings warm and dry.

RECEPTION/ DINING ROOM

22'8" x 10'1" (6.91m x 3.07m)

At the front of the property is the inviting reception area, which features a large UPVC double-glazed window that allows ample natural light to flood the space. The room is warmed by a radiator and highlighted by an elegant feature fire surround with an electric fire, creating a cozy atmosphere. This area is perfectly sized to accommodate a two-piece suite and a coffee table, making it ideal for relaxation or entertaining guests. Moving towards the rear of the room, you will find the spacious dining area. This section offers enough room to comfortably fit a dining table, making it perfect for hosting family gatherings and dinner parties. The room is designed with a minimalist aesthetic, providing a clean and modern look throughout. From the dining area, you can access the conservatory through charming French doors, creating a seamless flow between indoor and outdoor living spaces. The room also connects to the kitchen and the first floor, ensuring convenient access to all key areas of the home.

KITCHEN

7'8" x 8'10" (2.34m x 2.69m)

The newly refurbished kitchen boasts an impressive array of sleek, contemporary high-gloss wall, base,

and drawer units, all elegantly contrasted by light-colored worktops. This modern space is further enhanced by a suite of built-in appliances, including a fridge freezer, oven, and hob. Natural light floods the room through a large UPVC double glazed window positioned at the rear, while a radiator ensures warmth and comfort.

CONSERVATORY

8'2" x 8'3" (2.49m x 2.51m)

The conservatory, accessible through the reception dining room, offers a spacious and inviting area ideal for additional living furniture. It features a charming dwarf wall and is encased with elegant UPVC double glazed windows, ensuring ample natural light. The French doors open seamlessly onto the patio area, making it a perfect spot for entertaining guests and enjoying outdoor activities.

LANDING

9'5" x 3'1" (2.87m x 0.94m)

The landing gains access to the three spacious bedrooms, bathroom and loft with a small UPVC double glazed window to the side aspect

BEDROOM ONE

13'6" x 9'4" (4.11m x 2.84m)

The first bedroom, positioned at the front of the property, is generously spacious, accommodating a king-size bed along with larger storage units without compromising its minimalist aesthetic. This room is enhanced by neutrally painted walls that create a calm and inviting atmosphere, a UPVC double glazed window that allows ample natural light to filter in, a radiator ensuring warmth during colder months, and a soft cream carpet that adds a touch of luxury and comfort underfoot.

BEDROOM TWO

9'1" x 9'3" (2.77m x 2.82m)

The second bedroom, located at the rear of the property, is a versatile space currently utilized as a gym and office. This room is spacious enough to comfortably accommodate a double bed along with ample storage units. It is well-appointed with a UPVC double glazed window, ensuring excellent insulation and natural light. Additionally, the room features a radiator for efficient heating and freshly painted walls, providing a clean and inviting atmosphere.

BEDROOM THREE

7'10" x 8'8" (2.39m x 2.64m)

The third bedroom, situated at the front of the property, diverges from the conventional box room layout. This spacious room comfortably accommodates a double bed along with larger storage units. It is enhanced by the inclusion of a UPVC double glazed window, which allows ample natural light to flood the space, and a radiator, ensuring warmth and comfort.

FAMILY BATHROOM

8'1" x 8'8" (2.46m x 2.64m)

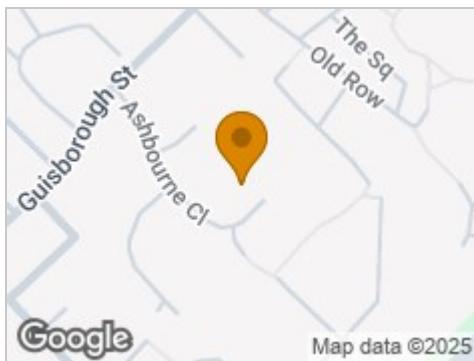
The freshly remodeled bathroom exudes a contemporary aesthetic, featuring a sophisticated four-piece suite. This suite includes a sleek paneled bathtub, a stylish hand basin paired with a toilet unit that offers convenient storage beneath, and an expansive double step-in shower equipped with a thermostat-controlled showerhead. The room is enhanced by elegant modern wall and floor tiles, a luminous light-up mirror, a frosted UPVC double-glazed window, and a polished chrome towel warmer, all contributing to its luxurious and inviting atmosphere.

EXTERNAL

The property features a spacious driveway that comfortably accommodates one car, complemented by a garage and a charming, small grassy area. At the rear, you will discover a beautifully landscaped, two-tier garden. The upper tier boasts a delightful patio area, ideal for social gatherings with friends, while the lower tier offers a lush, green lawn perfect for children's toys. Additionally, a sturdy wooden shed provides ample storage space for gardening tools and outdoor equipment.



Road Map



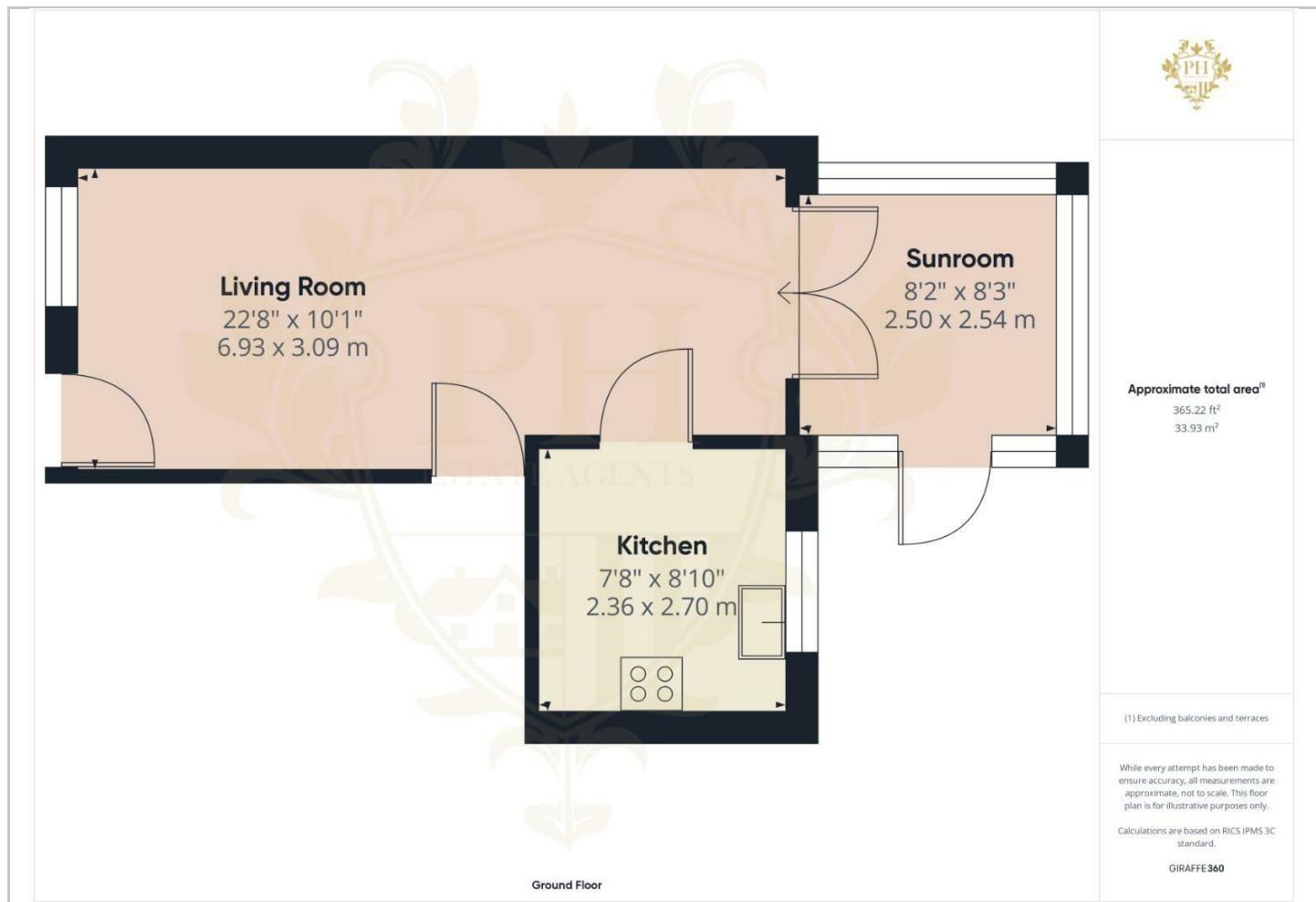
Hybrid Map



Terrain Map



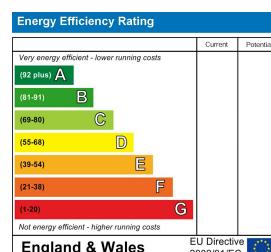
Floor Plan



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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