



# 175 Evesham Road

, Middlesbrough, TS3 0AS

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## ENTRANCE

5'5" x 3'7" (1.65m x 1.09m)

Entering through the small, low-maintenance front garden, you step into the entrance hall, which provides access to the reception room, the kitchen/diner, and the staircase leading to the first floor.

## RECEPTION ROOM

11'0" x 18'6" (3.35m x 5.64m)

The reception room is generously sized, easily accommodating both living and dining furniture while still feeling spacious and open. A uPVC double-glazed bay window to the front floods the room with natural light, while French doors at the rear provide direct access to the patio, creating a seamless indoor-outdoor flow. The room features high-gloss laminate flooring and freshly painted walls, complemented by a radiator that ensures year-round comfort.

## KITCHEN DINER

11'6" x 18'8" (3.51m x 5.69m)

The kitchen is fitted with a range of light wood-effect wall, base, and drawer units, complemented by contrasting dark worktops that create a modern and stylish finish. There is ample space for freestanding appliances, making the room practical and versatile. Two

uPVC double-glazed windows—one at each end—ensure plenty of natural light throughout the day, and a rear door provides direct access to the garden.

## LANDING

2'10" x 7'4" (0.86m x 2.24m )

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

11'1" x 11'11" (3.38m x 3.63m )

The first bedroom is positioned at the front of the property and offers ample space to comfortably accommodate a double bed along with larger storage units. The room feels fresh and inviting, featuring newly fitted carpet, a uPVC double-glazed window that brings in plenty of natural light, and a radiator for year-round comfort.

## BEDROOM TWO

8'3" x 11'6" (2.51m x 3.51m)

The second bedroom is also positioned at the front of the property and offers generous space to accommodate a double bed along with larger storage units. The room features a convenient built-in cupboard for additional storage, as well as a uPVC double-glazed window that allows natural light to brighten

the space. Newly fitted carpet and a radiator complete the room, ensuring comfort and a fresh, modern feel.

### BEDROOM THREE

8'3" x 11'6" (2.51m x 3.51m)

The third bedroom is situated at the rear of the property and offers a peaceful outlook. It comfortably accommodates a single bed along with a selection of smaller storage units. The room features a newly fitted carpet, a uPVC double-glazed window that brings in natural light, and a radiator to ensure warmth and comfort.

### FAMILY BATHROOM

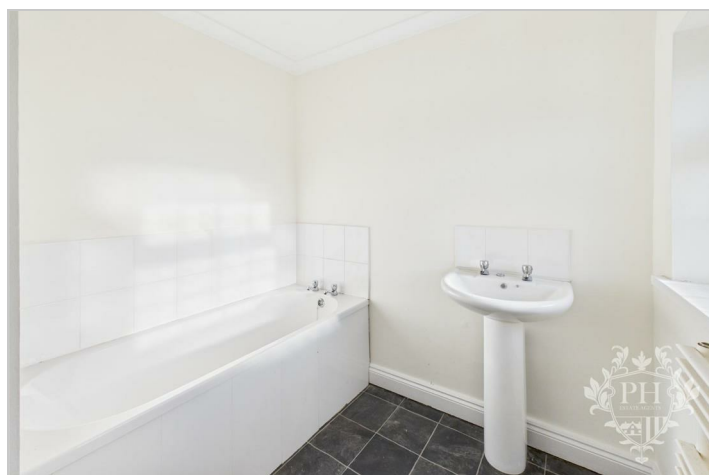
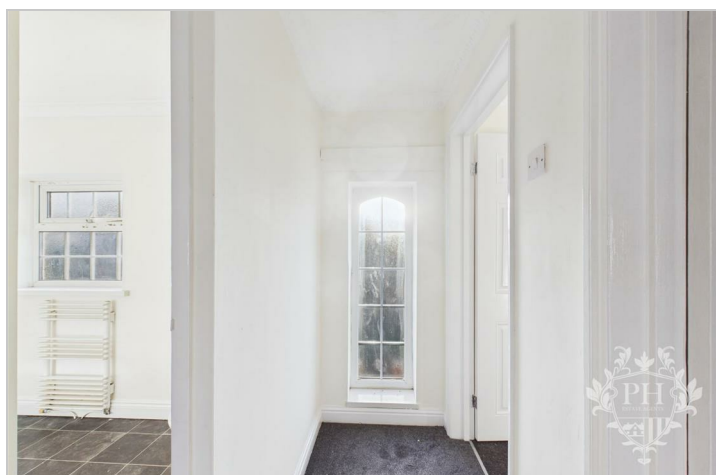
8'4" x 6'10" (2.54m x 2.08m)

The family bathroom features a modern three-piece suite consisting of a panelled bath with shower attachments, a hand basin, and a low-level WC. The space is enhanced by partially

tilled walls that provide a clean and contemporary finish. A frosted uPVC double-glazed window offers natural light while maintaining privacy, and a radiator ensures the room remains warm and comfortable.

### EXTERNAL

The property features a small, low-maintenance front garden enclosed by a brick wall, with on-street parking available nearby. To the rear, you'll find a generously sized garden that includes a patio area, providing an ideal space for outdoor seating, entertaining, or family activities.



Road Map



Hybrid Map



Terrain Map



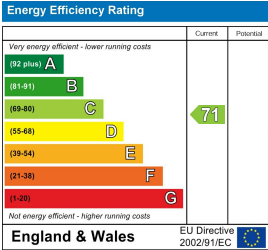
Floor Plan



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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