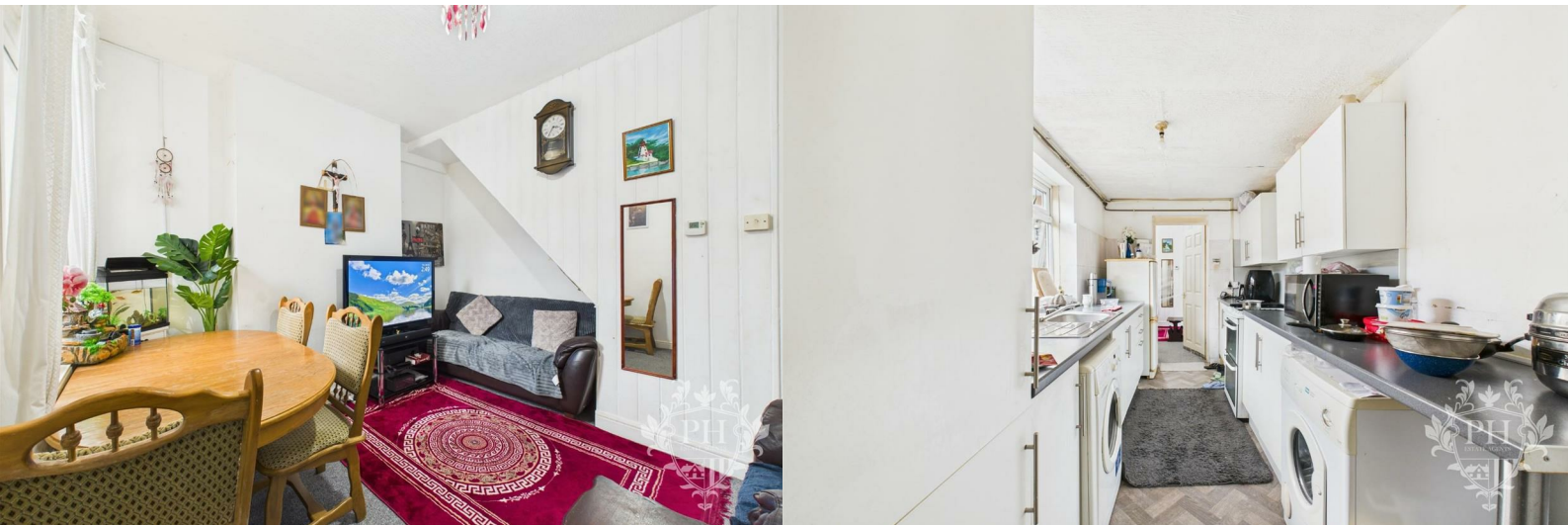




## 32 Outram Street , Middlesbrough, TS1 4EL

£70,000



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## HALLWAY

3'0" x 9'0" (0.91m x 2.74m)

Step through a sturdy UPVC double glazed door and find yourself in a sunlit hallway, where natural light spills across the floor. From here, you can move easily into either of the inviting reception rooms, or follow the staircase up to the first floor.

## RECEPTION ROOM

7'8" x 11'6" (2.34m x 3.51m)

Positioned at the front of the property, the first reception room currently serves as a spacious third bedroom. Generous in proportions, this room is brightened by a wide UPVC double glazed window that allows plenty of natural light to stream in, while a radiator beneath the window ensures the space remains warm and comfortable throughout the year.

## SECOND RECEPTION ROOM

12'3" x 12'1" (3.73m x 3.68m)

The second reception room sits at the heart of the home, offering a comfortable space that easily accommodates a two-piece sofa set, a cozy dining table for intimate meals, and a modest amount of storage for everyday essentials. Natural light pours in through a UPVC double-glazed window, creating a bright, welcoming atmosphere. From here,

you'll find convenient access directly into the kitchen, making it an ideal spot for both relaxing and entertaining.

## KITCHEN

6'11" x 13'0" (2.11m x 3.96m)

This galley kitchen features a generous selection of white cabinetry, including wall-mounted cupboards, base units, and spacious drawers, all designed to maximize storage and keep everything within easy reach. The sleek grey worktops offer a striking contrast to the bright cabinetry and provide ample space for meal prep or casual dining. There's plenty of room for your favorite free-standing appliances, and natural light streams in through a large UPVC double-glazed window, creating an inviting and airy atmosphere.

## REAR HALLWAY

4'9" x 2'6" (1.45m x 0.76m)

gains access to the rear yard and family bathroom

## GROUND FLOOR BATHROOM

6'10" x 7'9" (2.08m x 2.36m)

The family bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub fitted with a versatile shower attachment, a spacious hand basin set into a



countertop, and a w.c Natural light filters in softly through a frosted UPVC double-glazed window, while a wall-mounted radiator keeps the space warm and comfortable year-round.

### LANDING

2'5" x 2'7" (0.74m x 0.79m)

The landing gains access to the two spacious bedrooms.

### BEDROOM ONE

11'1" x 10'0" (3.38m x 3.05m)

The first bedroom sits at the front of the house, catching plenty of natural light through its large window. There's ample room for a double bed along with generous storage units, so you won't have to compromise on comfort or organization. The window lets in the morning sun, while a well-placed radiator ensures the space stays warm and inviting year-round.



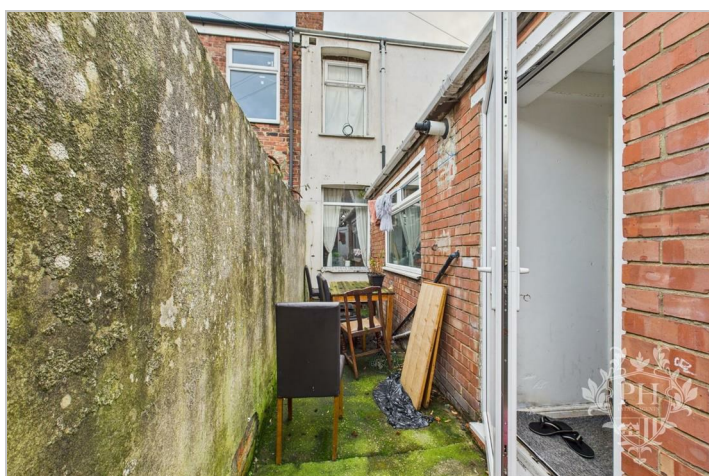
### BEDROOM TWO

12'5" x 9'3" (3.78m x 2.82m)

Tucked away at the back of the house, the second bedroom offers a peaceful retreat. Generously sized, it easily accommodates a double bed, with plenty of room left for larger wardrobes or chests of drawers. Natural light streams in through the window, while a radiator keeps the space warm and comfortable year-round.

### EXTERNAL

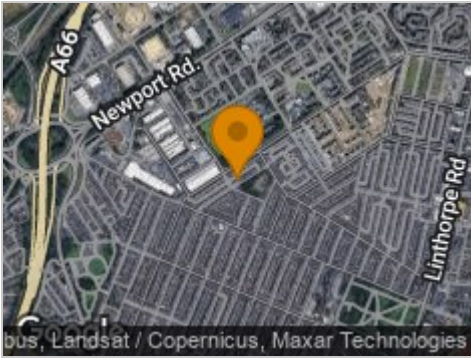
The home features a private, secure backyard —perfect for relaxing or letting children play safely. Conveniently located just a quick drive from Middlesbrough town centre, you'll have easy access to shops, restaurants, and schools, making daily errands and school runs a breeze.



Road Map



Hybrid Map



Terrain Map



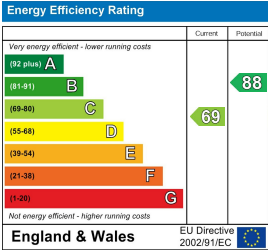
Floor Plan



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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