



## 39 Church Drive

, Middlesbrough, TS5 7DU

£1,500 PCM



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## Entrance

Entrance to the property through a UPVC double glazed wooden door, wooden flooring, open plan to the dining room, access to the converted double garage, stairs to the first floor.

## Dining Room

UPVC double glazed window to the front of the room, wooden flooring, radiator.

## W/C

W/C, wash hand basin, tiled flooring, tiled surround, extractor fan.

## Kitchen

UPVC double glazed window, wooden flooring, part tiled surround, radiator, uPVC double glazed patio doors. A selection of wall and base units, sink with mixer taps, integrated appliances, ranger cooker with extractor fan over.

## Utility Room

A selection of wall and base, sink with mixer taps. Plumbing for a washing machine, wooden flooring, part tiled surround, UPVC double glazed wooden door for access to the rear garden.

## Landing

Carpet, loft access, storage cupboard housing hot water tank.

## Bedroom 1

UPVC double glazed window, carpet, radiator, built in wardrobe.

## En-Suit

W/C, wash hand basin, shower cubical, tiled surround, tiled flooring, extractor fan, UPVC double glazed frosted window, towel radiator.

## Bedroom 2

UPVC double glazed window to the front of the room, radiator, carpet, built in wardrobes.

## En-Suit

WC, wash hand basin, shower cubical, extractor fan, radiator, tiled flooring, tiled surround, UPVC double glazed window.

## bedroom 3

UPVC double glazed window to the rear of the room, carpet, radiator, built in wardrobes.

## Bedroom 4

UPVC double-glazed window to the side of the room, radiator, carpet, built in wardrobes.

## Bedroom 5

UPVC double glazed window to the side of the room, radiator, carpet, built in wardrobes.

## Bathroom

W/C, wash hand basin, bath with shower attachments, tiled surround, tiled flooring, UPVC double glazed frosted window, towel radiator, extractor fan.

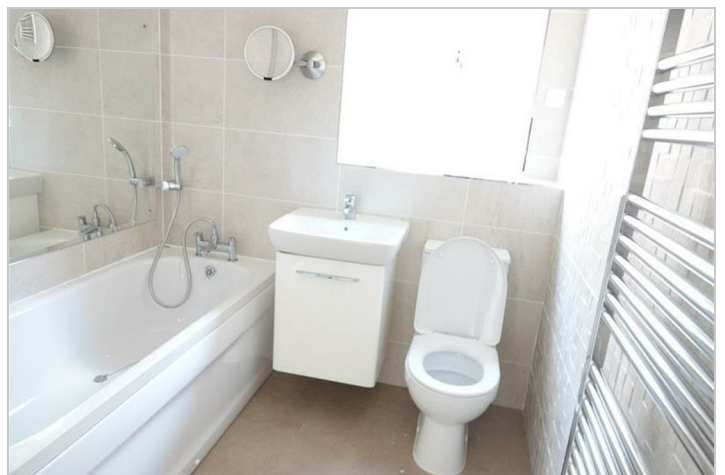
## External

Rear Garden

Patio area, lawn, built in BBQ, fenced and wall surround.

Front Garden

Lawn, double driveway, path to the side of the property.



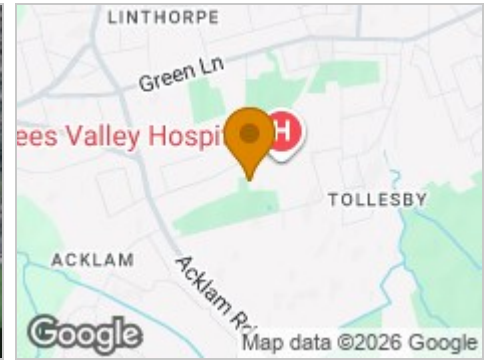
## Road Map



## Hybrid Map



## Terrain Map



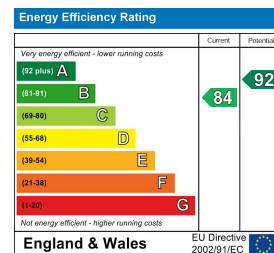
## Floor Plan



## 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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