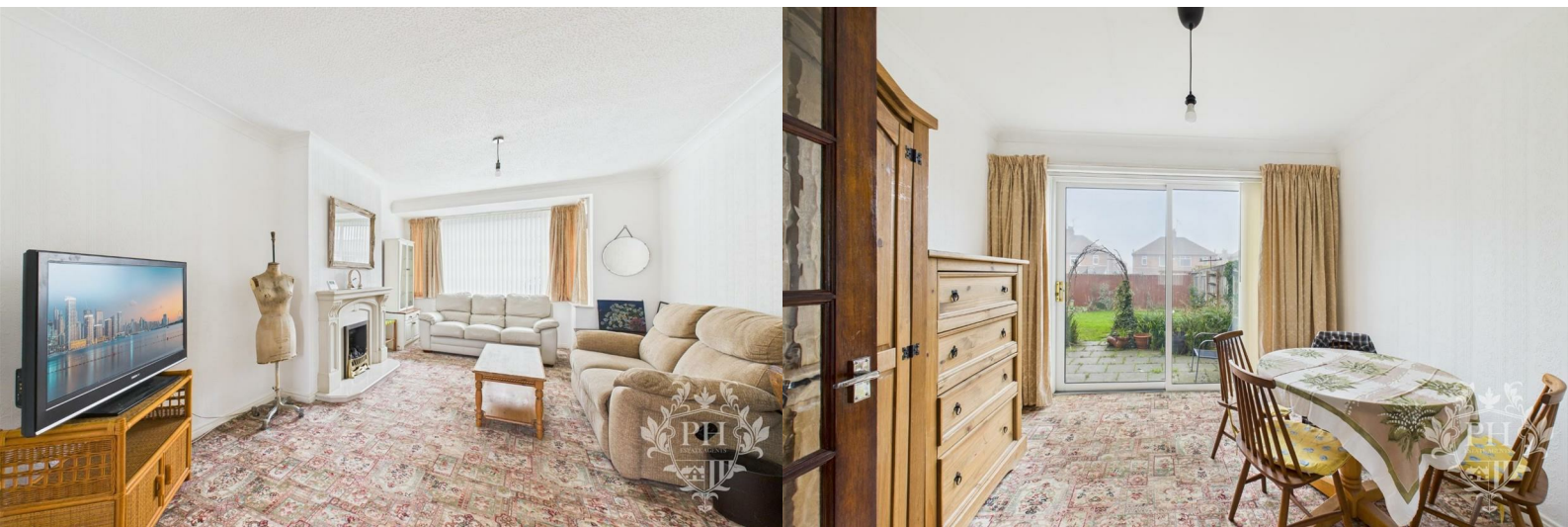




## 14 Heather Drive , Middlesbrough, TS5 7BZ

Offers In The Region Of £199,950



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## HALLWAY

6'4" x 15'5" (1.93m x 4.70m)

Step through the crisp white UPVC double glazed door and you'll find yourself in a generously sized hallway, bright and welcoming. This central space offers convenient access to the reception dining room, the kitchen, a ground floor w.c., and the staircase leading to the first floor. Warmth radiates from a well-placed radiator, and there's a handy understair storage cupboard—perfect for tucking away coats, shoes, or cleaning supplies.

## RECEPTION/ DINING ROOM

12'4" x 17'7" (3.76m x 5.36m )

At the front of the room, you'll find a welcoming reception area, thoughtfully designed to comfortably fit a three-piece suite along with extra storage units. Sunlight filters in through a UPVC double-glazed window, casting a warm glow over the space. A radiator ensures year-round comfort, while a decorative fire surround with a fire below adds a cozy, inviting touch. Double doors open gracefully into the adjoining dining area, creating a seamless flow between the two spaces.

## KITCHEN

10'9" x 9'3" (3.28m x 2.82m )

The kitchen features a selection of crisp white wall, base, and drawer units, each finished with chrome handles for a modern touch. Rich, dark countertops offer a striking contrast, creating a sense of depth and sophistication in the space. A built-in electric oven is neatly integrated beneath a matching hob, with an extractor fan positioned overhead to keep the air fresh. Natural light pours in through a UPVC double glazed window that frames a pleasant view of the garden, while a convenient door opens

directly onto the driveway. There's also ample space for your choice of free-standing appliances, making the kitchen both stylish and practical.

## GROUND FLOOR W.C

2'10" x 3'11" (0.86m x 1.19m )

The ground floor features a convenient w.c. fitted with a contemporary two-piece suite, including a sleek hand basin and a low-level toilet. The space is finished with stylish wall cladding and modern flooring, giving it a clean and inviting look.

## LANDING

2'11" x 10'7" (0.89m x 3.23m)

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

## BEDROOM ONE

9'5" x 11'9" (2.87m x 3.58m )

The first bedroom sits at the front of the home, catching plenty of natural light through a wide UPVC double glazed window that overlooks the street. With ample floor space, the room comfortably fits a double or king-size bed, while still leaving room for dressers or other storage furniture. Built-in sliding wardrobes run along one wall, offering generous storage without crowding the room. A modern radiator ensures the space stays warm and cozy year-round, making this bedroom both practical and inviting.

## BEDROOM TWO

10'5" x 12'9" (3.18m x 3.89m)

The second bedroom sits quietly at the back of the property, offering a peaceful retreat away from the main living areas. There's plenty of room for a double bed, along with extra storage units for all your belongings. Built-in wardrobes help keep things

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tidy and organized. A large UPVC double glazed window lets in soft natural light while helping to keep the room warm, thanks to the efficient radiator beneath.

### BEDROOM THREE

7'11" x 7'6" (2.41m x 2.29m)

The third bedroom is positioned at the front of the house, where natural light pours in through a UPVC double glazed window. Though compact, the room comfortably fits a single bed and offers just enough space for a small wardrobe or chest of drawers. A radiator beneath the window ensures the room stays warm and inviting, making it an ideal spot for a guest room or a cozy child's bedroom.

### FAMILY BATHROOM

7'11" x 6'1" (2.41m x 1.85m )

The bathroom is tucked away at the rear of the property, offering a sense of privacy and quiet. Inside, you'll find a thoughtfully arranged three-piece suite: a corner-paneled bathtub that invites long, relaxing soaks, a step-in shower cubicle enclosed with glass and fitted with a thermostat shower, and a hand basin set atop built-in storage for added convenience. The walls are lined with tiles that give

the room a clean, polished look, while a radiator keeps the space warm and comfortable. Soft natural light filters through a frosted UPVC double-glazed window, ensuring the room feels bright yet remains completely private.

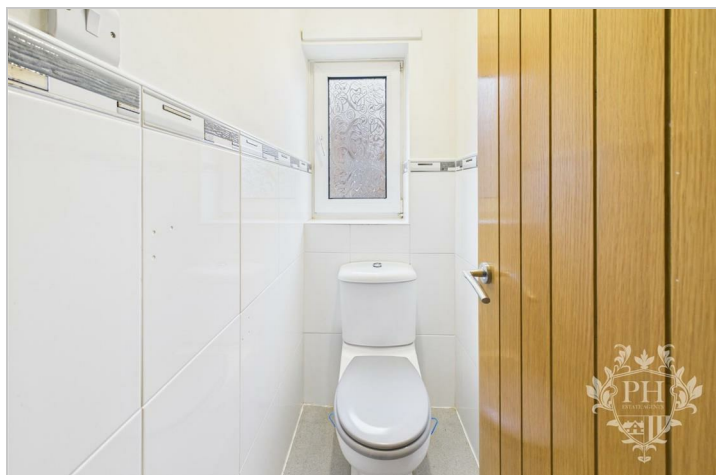
### TOILET

4'8" x 2'9" (1.42m x 0.84m)

In this property, the toilet is located in its own separate room, right next to the main bathroom. The space features a frosted UPVC double glazed window that lets in natural light while maintaining privacy, and the walls are partially tiled, adding a clean, modern touch.

### EXTERNAL

At the front of the property, a charming walled garden sets the house back from the street, while a spacious driveway runs alongside, providing access to both a covered carport and a secure garage. Around the back, you'll find a generous patio perfect for outdoor dining or relaxing on summer evenings, opening out onto a neatly maintained lawn bordered by mature shrubs and greenery. The home is conveniently located just a few minutes' drive from well-regarded local schools and a variety of shops, cafes, and other everyday amenities.



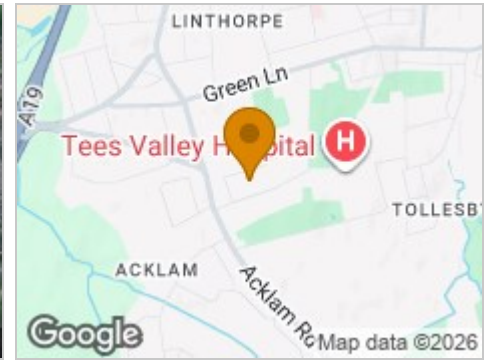
## Road Map



## 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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