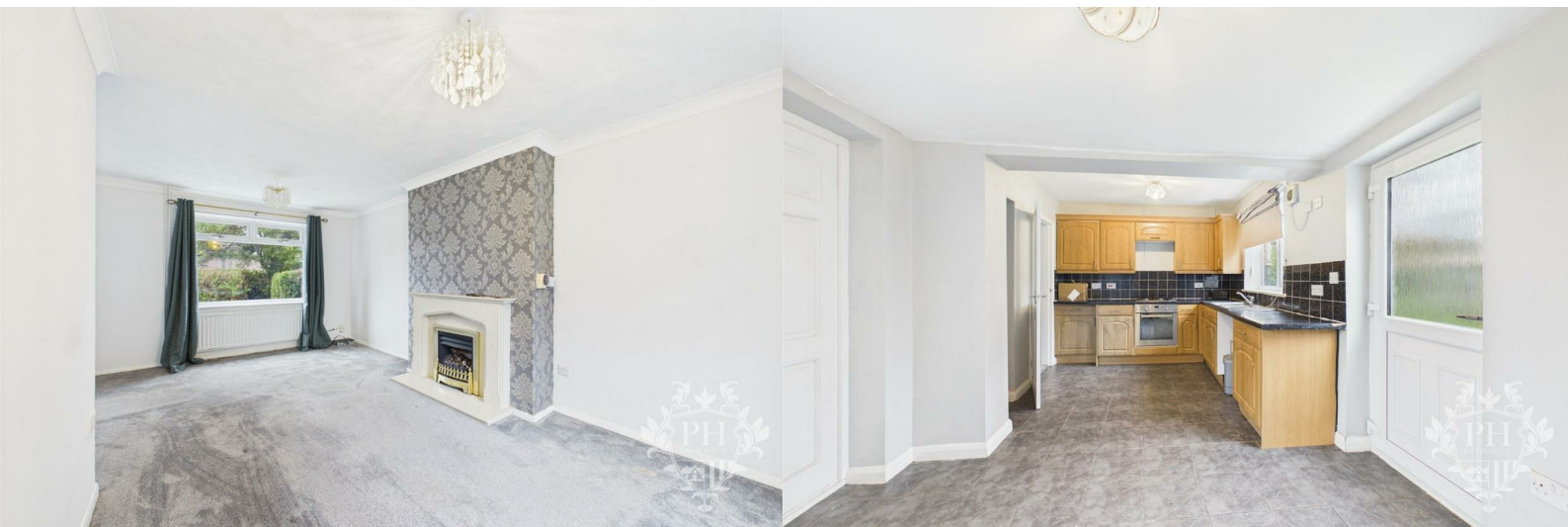




2 Shaftesbury Road

, Middlesbrough, TS6 9BG

Offers In The Region Of £95,000



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HALLWAY

9'0" x 3'1" (2.74m x 0.94m)

Accessed via a UPVC double-glazed entrance door from the spacious, private front garden, the property opens into a bright and welcoming entrance hallway. The hallway provides convenient access to the main reception room, kitchen diner and staircase leading to the first floor. Natural light flows into the space through a side-facing window, creating an airy feel, while the fitted carpet and radiator add to the comfort and practicality of this area.

RECEPTION

18'3" x 11'8" (5.56m x 3.56m)

The spacious reception room is situated to the front aspect of the property, offering a generous and versatile living space with ample room to comfortably accommodate a three-piece suite alongside additional storage units. The room features an attractive fire surround with a coal fire beneath, creating a traditional focal point and adding character to the space. Two radiators provide warmth throughout, while windows positioned at either end of the room allow natural light to flow through, enhancing the bright and airy feel of this inviting living area.

KITCHEN DINER

9'9" x 17'5" (2.97m x 5.31m)

The kitchen is situated to the rear of the property and has been extended to create a spacious kitchen-diner, offering ample room for both cooking and dining. The kitchen is fitted with an array of wooden wall, base and drawer units, complemented by contrasting dark worktops to

provide plenty of practical preparation space. Integrated cooking facilities include a built-in oven with a gas hob positioned above, while additional space is available for freestanding appliances to suit the needs of the new owner. The extended layout provides versatility for everyday family living, with potential to accommodate a dining table and chairs. The room further benefits from two windows allowing natural light to flow throughout, a door providing direct access to the rear garden, and a separate door leading into the porchway. An understairs storage cupboard also offers useful additional storage, helping to maximise the available space.

LANDING

3'6" x 6'11" (1.07m x 2.11m)

The first-floor landing provides access to both of the property's generously sized double bedrooms, the family bathroom and the loft, offering convenient access to all areas of the upper floor. The landing benefits from a side-facing window, allowing natural light to brighten the space, while the fitted carpet adds a comfortable finish and complements the practical layout of the home.

BEDROOM ONE

8'8" x 15'2" (2.64m x 4.62m)

The first bedroom is situated to the front aspect of the property and offers a generously sized and comfortable space, with ample room to accommodate a double bed alongside larger storage units and additional bedroom furniture with ease. The room benefits from two windows, allowing plenty of natural light to brighten the space, while the radiator ensures added comfort. Further features include fitted carpet and a useful

built-in storage cupboard, providing practical additional storage without compromising on the available floor space.

BEDROOM TWO

9'4" x 11'0" (2.84m x 3.35m)

The second bedroom is situated to the rear aspect of the property, offering a comfortable and well-proportioned space with ample room to accommodate a double bed alongside larger storage units and additional bedroom furniture. The room benefits from a rear-facing window, allowing natural light to brighten the space, together with a radiator to provide warmth and comfort. Further features include fitted carpet for a cosy finish and a useful built-in storage cupboard, providing additional practical storage.

FAMILY BATHROOM

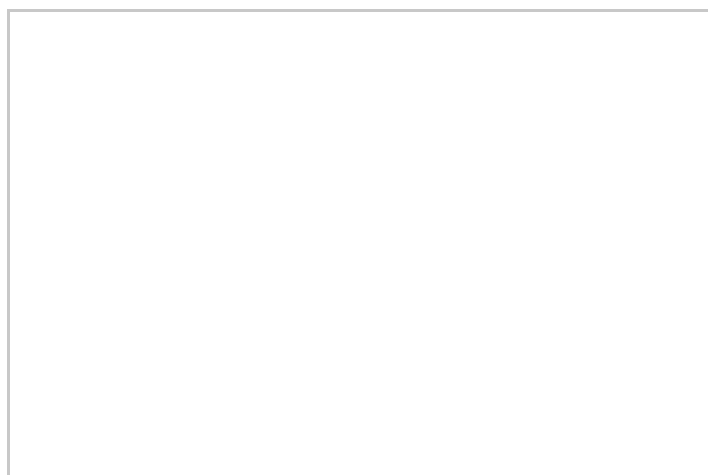
5'4" x 6'11" (1.63m x 2.11m)

The family bathroom comprises a practical three-piece suite, including a panelled bath fitted with a thermo-stat shower and glass shower screen, alongside a hand basin and low-level W.C. combination. The room further benefits from a built-in storage cupboard, providing useful space for

storing toiletries and bathroom essentials. Completing the space is a stylish chrome towel warmer, wall cladding surrounding the bath area for a clean and modern finish, and a frosted window which allows natural light to enter while maintaining privacy.

EXTERNAL

To the front of the property is a generous garden, predominantly laid to lawn and bordered by established privet hedging, providing a pleasant outdoor space with a degree of privacy and kerb appeal. To the rear, there is a smaller garden offering additional outdoor space with potential to personalise to suit individual preferences. The property also benefits from on-street parking and is conveniently positioned within a short drive of a range of local amenities, schools and the A66, making it well suited for commuters and those seeking easy access to surrounding areas. Offered to the market chain free, the property presents an excellent opportunity for buyers looking for a straightforward purchase.



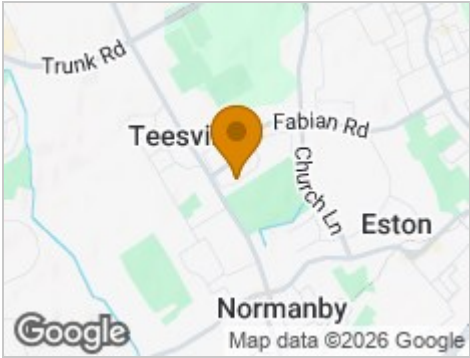
Road Map



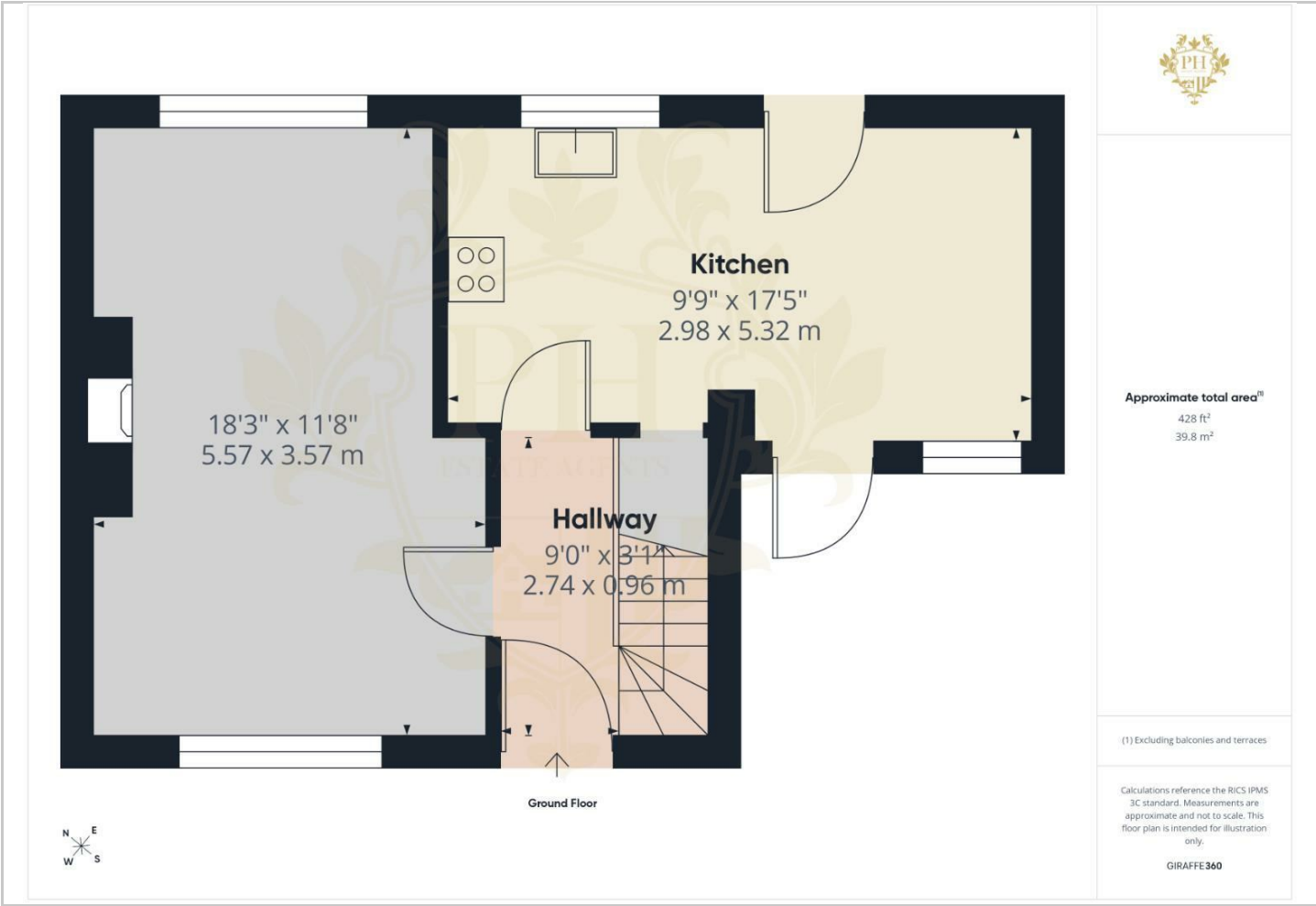
Hybrid Map



Terrain Map



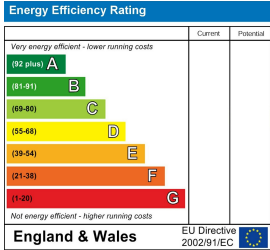
Floor Plan



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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