



22 Saltholme Close

, Middlesbrough, TS2 1TL

£35,000



22 Saltholme Close

, Middlesbrough, TS2 1TL

£35,000



HALLWAY

7'1" x 3'2" (2.16m x 0.97m)

Entering the property via a uPVC double-glazed side entrance door, you are welcomed into a bright and spacious hallway providing access to the reception/dining room, kitchen, and staircase leading to the first floor.

RECEPTION/ DINING ROOM

11'3" x 20'0" (3.43m x 6.10m)

The spacious reception/dining room comfortably accommodates both living and dining furniture. It benefits from dual-aspect natural light, with two windows to the front elevation and French doors to the rear, providing direct access to the garden.

KITCHEN

10'3" x 10'4" (3.12m x 3.15m)

The kitchen offers excellent potential for modernisation and currently comprises a range of wall, base and drawer units, with space for freestanding appliances. Two windows provide ample natural light, creating a bright and airy space.

LANDING

8'7" x 4'2" (2.62m x 1.27m)

The first-floor landing provides access to the

property's three bedrooms and the family bathroom. A window allows for plenty of natural light, creating a bright and welcoming space.

BEDROOM ONE

11'9" x 12'3" (3.58m x 3.73m)

The principal bedroom is generously proportioned, comfortably accommodating a double bed and larger storage furniture. The room also benefits from two windows providing natural light and a radiator.

BEDROOM TWO

10'2" x 10'4" (3.10m x 3.15m)

The second bedroom is well proportioned, comfortably accommodating a double bed and larger storage furniture. The room also benefits from a window providing natural light and a radiator.

BEDROOM THREE

9'1" x 7'3" (2.77m x 2.21m)

The third bedroom is well suited to a single bed and additional bedroom furniture, with space for limited storage units. The room also benefits from a window providing natural light and a radiator.

FAMILY BATHROOM

10'1" x 4'5" (3.07m x 1.35m)

The family bathroom offers excellent scope for renovation and currently comprises a bath, wash hand basin and WC. A frosted window provides natural light while maintaining privacy.

EXTERNAL

The property benefits from both front and rear gardens and is conveniently located within a short drive of a range of local amenities, schools, and transport links.



Road Map



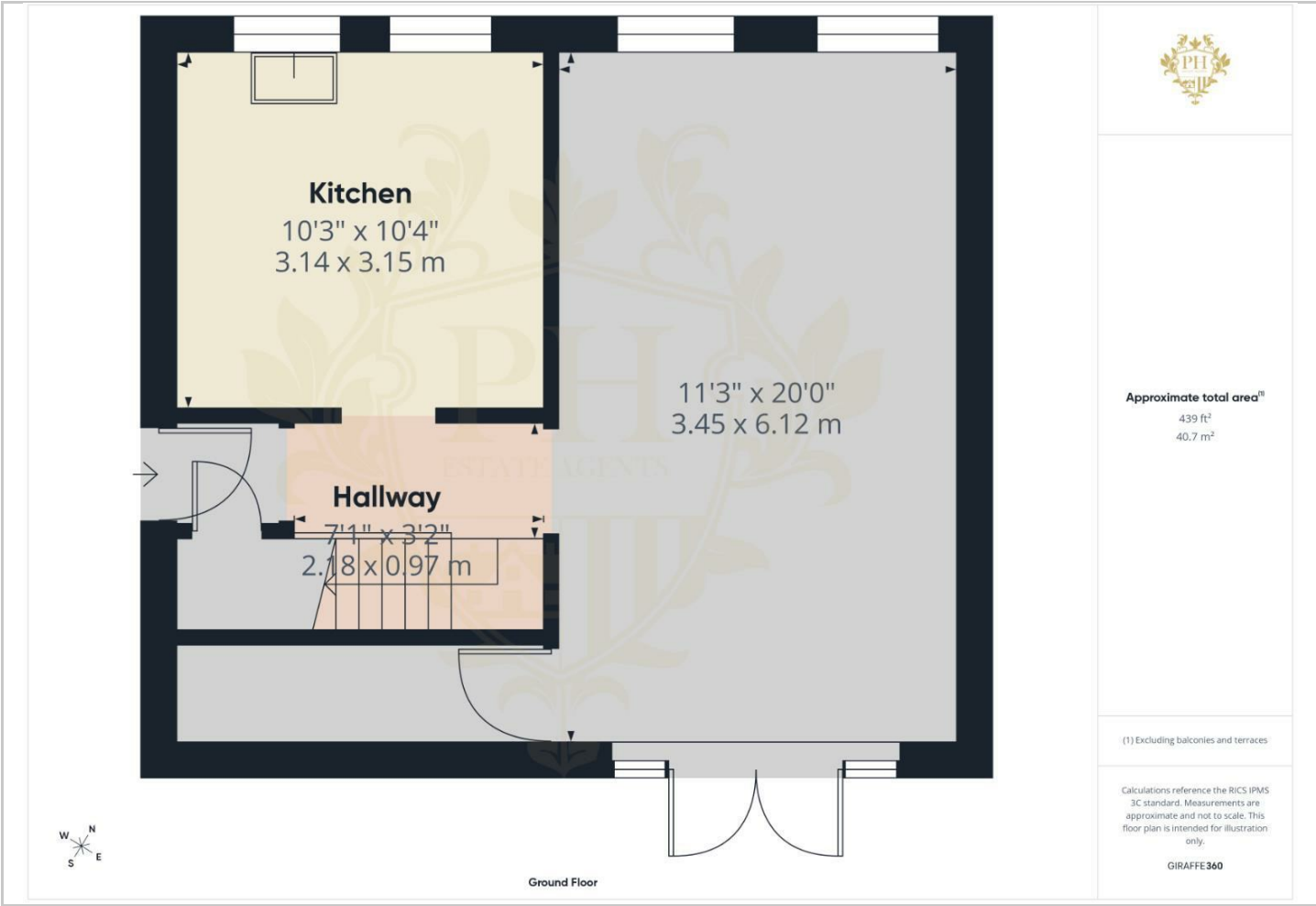
Hybrid Map



Terrain Map



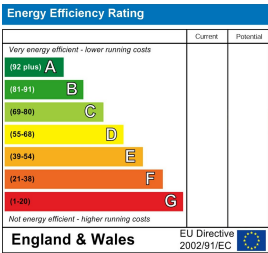
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.