



15 Birkhall Road

, Middlesbrough, TS3 9HY

Offers In The Region Of £92,950



15 Birkhall Road

, Middlesbrough, TS3 9HY

Offers In The Region Of £92,950



HALLWAY

7'8" x 5'9" (2.34m x 1.75m)

Entering the property through a UPVC double entrance door from the front garden, you are welcomed into a spacious and inviting hallway. The hallway provides access to the reception room, kitchen/diner and first-floor accommodation via the staircase, offering a practical and well-connected entrance to the home.

The hallway benefits from a useful understairs storage cupboard, providing valuable additional storage space, together with a radiator for added warmth and comfort.

RECEPTION ROOM

10'5" x 17'2" (3.18m x 5.23m)

The spacious reception room is conveniently positioned directly off the hallway and offers ample space to comfortably accommodate a three-piece suite, along with additional storage or display units. The room benefits from UPVC double-glazed windows to both the front and rear elevations, allowing plenty of natural light to flow throughout the space. Further features include a radiator and a gas fire with an attractive brick surround and integrated floor-level shelving, providing both a practical and characterful focal point to the room.

KITCHEN DINER

13'9" x 10'11" (4.19m x 3.33m)

The well-appointed kitchen features a range of wood-effect wall, base and drawer units, complemented by light-coloured worktops and a stainless steel sink with mixer tap. There is ample space for a selection of freestanding appliances, while the central area of the room provides sufficient space for a small dining table, creating a practical and sociable setting for everyday meals.

The kitchen is further enhanced by a UPVC double-glazed window, providing natural light and outlook, while a door leads directly through to the useful utility/washroom and additional storage area, adding further practicality to the property.

LANDING

5'9" x 11'5" (1.75m x 3.48m)

The generously sized first-floor landing provides access to all three bedrooms, the family bathroom and the loft space. The landing benefits from a UPVC double-glazed window, allowing plenty of natural light into the area, while a built-in storage cupboard provides useful additional storage and helps to keep the space practical and well organised.

BEDROOM ONE

9'9" x 14'2" (2.97m x 4.32m)

The first bedroom is a generously proportioned double bedroom, offering ample space to comfortably accommodate either a double or king-size bed, along with additional freestanding bedroom furniture and storage units. The room benefits from UPVC double-glazed windows to both the front and rear elevations, allowing an abundance of natural light to fill the space. Further features include a radiator and a useful built-in storage cupboard, providing additional practical storage.

BEDROOM TWO

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

The second bedroom is positioned to the rear of the property and is a well-proportioned double bedroom, offering ample space to comfortably accommodate a double bed along with larger freestanding wardrobes and additional bedroom furniture. The room benefits from a UPVC double-glazed window, providing plenty of

natural light, as well as a radiator for warmth and a useful built-in storage cupboard, offering additional practical storage space.

BEDROOM THREE

10'7" x 6'6" (3.23m x 1.98m)

The third bedroom is positioned to the front of the property and offers a versatile space that can comfortably accommodate either a small double bed with limited larger storage furniture, or alternatively, a single bed with additional storage units and bedroom furniture. The room benefits from a UPVC double-glazed window, allowing natural light to enter, along with a radiator and a useful built-in storage cupboard, providing valuable additional storage space.

FAMILY BATHROOM

5'11" x 5'5" (1.80m x 1.65m)

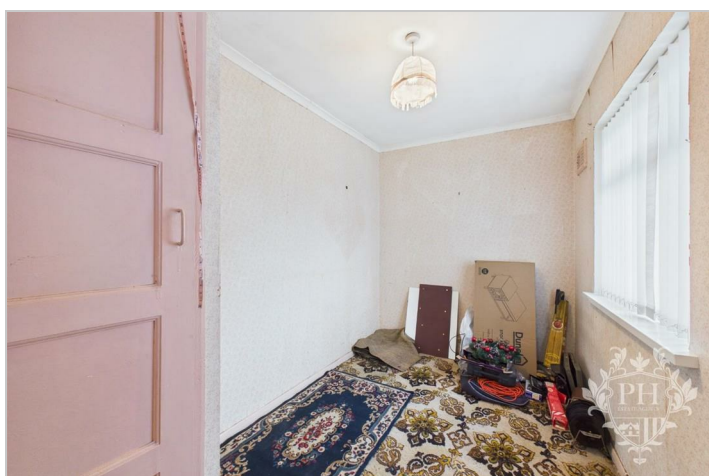
The family bathroom is currently in need of modernisation and offers an excellent opportunity for the new owner to update and personalise the space to their own taste. At present, the room comprises a three-piece suite, including a panelled bath with an electric shower over, a hand basin and a low-level WC. The walls are partially tiled, providing a practical finish, while additional features include a radiator and a frosted UPVC double-glazed window, allowing natural light into the room while maintaining privacy.

EXTERNAL

Externally, the property offers convenient on-street parking alongside a well-established front garden, enclosed by a privet hedge that provides a degree of privacy and kerb appeal.

To the rear, there is a generously sized, fully fenced garden offering a combination of patio and lawned areas, providing a versatile outdoor space ideal for relaxing, entertaining and family use. The enclosed nature of the garden also makes it a practical space for those with children or pets.

The property is conveniently located within easy reach of a range of local amenities and well-regarded schools, while Cargo Fleet Lane is also just a short distance away, providing excellent access to surrounding areas and local transport links.



Road Map



Hybrid Map



Terrain Map



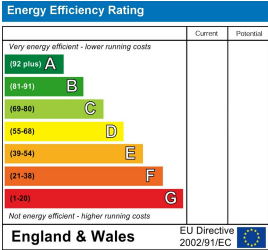
Floor Plan



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.