



PH ESTATE AGENTS



11 Leinster Road  
, Middlesbrough, TS1 4QZ

£650 Per Month



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## HALLWAY

Step through a crisp white UPVC double glazed door and find yourself in a sunlit hallway. From here, you're drawn naturally toward the inviting reception room to the left, while a broad staircase straight ahead hints at the promise of the first floor above.

## RECEPTION ROOM

The reception room offers plenty of space for a comfortable two-piece suite, with ample room left over for extra storage units or bookshelves without feeling cramped. Natural light pours in through a large UPVC double-glazed bay window, giving the space an inviting, airy feel. A radiator ensures the room stays warm and cozy year-round, while a handy understair storage cupboard provides a spot to tuck away coats, shoes, or household items. The room also features convenient access to the kitchen, making it ideal for both relaxing and entertaining.

## KITCHEN/ DINER

The kitchen diner is thoughtfully arranged with an inviting blend of style and practicality. Along the walls, light wood effect cabinets create a warm, airy feel, while sleek, dark countertops add a touch of modern contrast. There's ample room for your own choice of free-standing appliances, and a cozy spot is set aside for a small dining table — perfect for casual breakfasts or intimate dinners. The kitchen features a built-in electric oven with a hob neatly integrated above, ideal

for anyone who loves to cook. Natural light pours in through a UPVC double glazed window, brightening the space and offering a view of the outside. A radiator keeps things comfortable year-round, and a door opens directly to the rear garden, making it easy to step outside for a morning coffee or fresh air.

## LANDING

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

## BEDROOM ONE

The first bedroom sits at the front of the house, where natural light pours in through a large UPVC double glazed window. The generous layout easily fits a double bed with plenty of room left over for sizable wardrobes or dressers. A radiator keeps the space warm and comfortable year-round, making the room both inviting and practical.

## BEDROOM TWO

Tucked away at the back of the home, the second bedroom offers a quiet retreat, easily accommodating a double bed and generous storage pieces without ever feeling cramped. A large UPVC double glazed window brings in soft natural light and frames a view of the garden, while a radiator keeps the space comfortable year-round. Two built-in alcoves add character to the room and provide convenient nooks for shelving or bespoke storage solutions.

## BEDROOM THREE

The third bedroom sits at the front of the house, where sunlight streams in through a modern UPVC double glazed window. While compact, the room comfortably fits a single bed, and there's just enough space for a slim wardrobe or set of drawers. A radiator beneath the window keeps the space cozy year-round.

## FAMILY BATHROOM

The family bathroom features a classic three-piece suite, consisting of a paneled bathtub with shower attachments, a spacious hand basin, and a low-level toilet. Two UPVC double-glazed windows fill the room with natural light while providing excellent insulation and privacy. The space is warmed by a well-placed radiator, and the partially tiled walls add a clean, contemporary touch to the overall design.

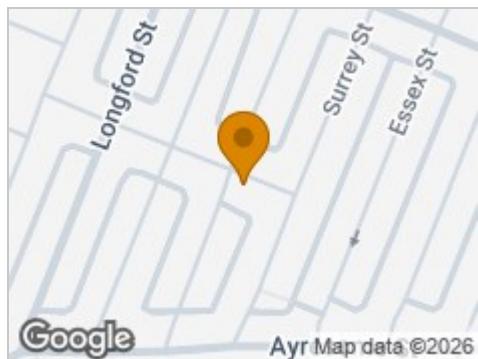
## EXTERNAL

The property features a charming front garden, enclosed by a traditional brick wall and secure

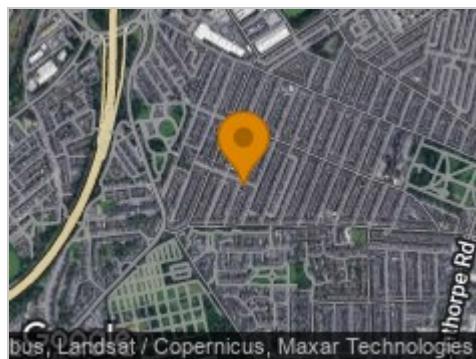
gate—a welcoming touch that adds privacy and curb appeal. At the back, you'll find a low-maintenance rear garden, perfect for relaxing outdoors without the hassle of constant upkeep. Convenient on-street parking is available just outside the property, making coming and going easy. Ideally situated, the home is only a brief drive from a range of local shops and services, Middlesbrough town centre, and offers quick access to both the A66 and A19 for effortless commuting.



## Road Map



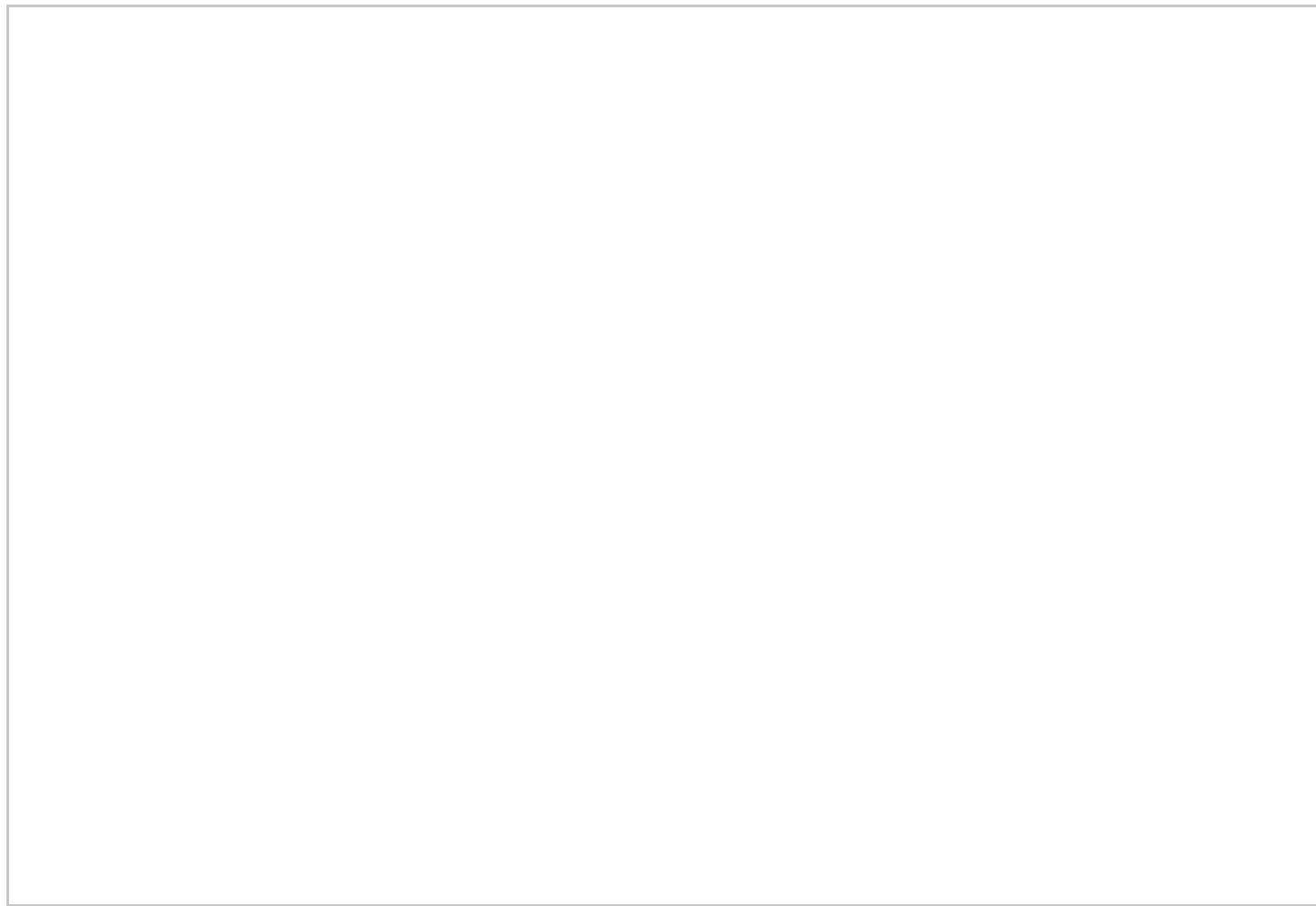
## Hybrid Map



## Terrain Map



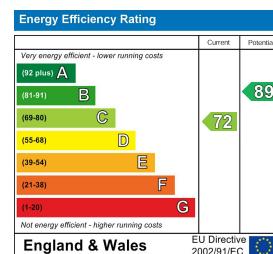
## Floor Plan



## 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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