



PH ESTATE AGENTS



4 Tristram Close
, Middlesbrough, TS6 0JW

£160,000



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ENTRANCE PORCH

2'7 x 6'6 (0.79m x 1.98m)

Entering through a double glazed uPVC door, you are welcomed into a small entrance porch. The porch is ideal for extra space needed for outdoor clothing and provides entry into the hallway via a wooden door.

RECEPTION ROOM

21'8 x 9'11 (6.60m x 3.02m)

Situated to the front elevation, the main reception is a bright and welcoming room. With carpet throughout, a large bow window and a feature electric fire, its the perfect place to sit and unwind!

KITCHEN

6'5 x 8'2 (1.96m x 2.49m)

The kitchen is to the side elevation, with a double glazed window overlooking the garden. There's a range of wood wall, base and drawer units with space for a free standing cooker, washing machine & fridge freezer. The kitchen opens into the dining room

DINING ROOM

7'4 x 11'2 (2.24m x 3.40m)

The dining room is an extension to the house and offers an abundance of natural light through the large double glazed windows. It is situated to the rear elevation and offers scenic views of the back garden. The room has contemporary spotlights and a large storage cupboard.

SECOND RECEPTION ROOM

8'11 x 8'6 (2.72m x 2.59m)

The property offers a further reception room, which is also an extension to the rear elevation. This room is ideal for relaxing, or alternatively could be converted into a home office or childrens playroom. There is a uPVC door into the main reception and French doors that open out into the rear garden.

HALLWAY

7'11 x 5'4 (2.41m x 1.63m)

The hallway allows access to the main reception room, bathroom and staircase. There is an understairs cupboard for storing surplus items out of sight and currently there is a stairlift installed. This could be removed if required.

FAMILY BATHROOM

6'0 x 5'3 (1.83m x 1.60m)

The family bathroom comprises of a modern 3 piece suite, which entails a low level w/c, wash basin and double walk in shower cubicle. The wall cladding ensures ease of cleaning, along with the lino flooring. There is a large ladder style chrome towel warmer and a double glazed frosted window to the side elevation.

LANDING

2'8 x 7'8 (0.81m x 2.34m)

The landing allows access to the three bedrooms and loft space. It has a large radiator and is carpeted.

MASTER BEDROOM

9'9 x 12'10 (2.97m x 3.91m)

The master bedroom is a double and is to the front of the property. It has the benefit of fitted, mirrored sliding door wardrobes and an additional storage cupboard. There is a large central heating radiator for warmth and the room is decorated neutrally with a cream carpet.

BEDROOM TWO

11'8 x 8'5 (3.56m x 2.57m)

Bedroom two is to the rear and is complete with a modern grey carpet and has both wallpapered and painted walls. Lovely open views are offered to the rear and has the benefit of not being overlooked. The boiler is housed in this bedroom, but is conveniently located within a storage cupboard.

BEDROOM THREE

8'5 x 5'1 (2.57m x 1.55m)

Bedroom three overlooks the rear and also has

open views to the rear garden. It comprises of beige carpet and benefits from a 3 door fitted wardrobe. The bedroom would comfortably fit a single bed.

EXTERNAL

Externally the front of the property has a small section of grass and is then mainly block paved to provide a drive for off road parking, the driveway then leads to a double garage and then the rear garden. The garden is of great size and offers an array of trees, plants and shrubs and is a great place to host friends, or to simply relax and listen to the sound of nature.



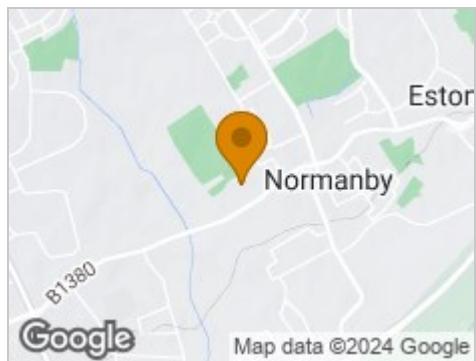
Road Map



Hybrid Map



Terrain Map



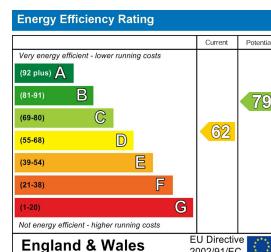
Floor Plan



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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