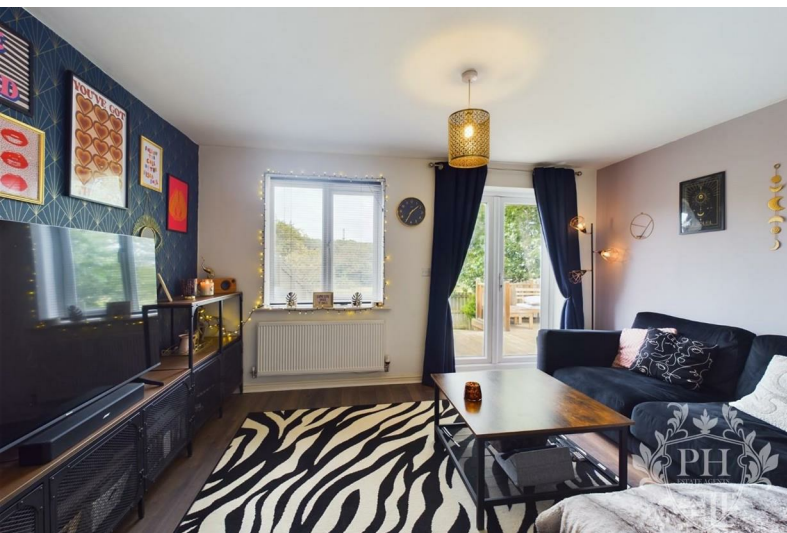




20 Kings Close

, Middlesbrough, TS6 8FA

Offers Over £125,000



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ENTRANCE HALLWAY

15'11 x 6'5 (4.85m x 1.96m)

Step through the double-glazed composite door into a bright and welcoming entrance hallway. The rich wood flooring underfoot provides a warm ambiance, complemented by the central heating radiator ensuring a cosy atmosphere. The hallway offers convenient access to the first floor via a staircase and leads seamlessly to the kitchen, reception room, and a downstairs WC.

KITCHEN DINER

15'11 x 7'7 (4.85m x 2.31m)

The kitchen diner, located at the front of the home has uPVC windows on both the front and side elevations. This room is designed for both functionality and style, featuring sleek white kitchen wall, base, and drawer units. The integrated oven, hob, and extractor fan enhance the modern aesthetic, while the stainless steel sink with a mixer tap adds a touch of elegance. The contemporary tile splashback and ample space for white goods make this kitchen a dream and there is also enough room to comfortably accommodate a dining table and chairs, perfect for family meals.

WC

5'7 x 3 (1.70m x 0.91m)

Ingeniously utilising the space under the stairs, the downstairs WC includes a basin and a central heating radiator, offering both functionality and efficiency.

RECEPTION ROOM

10'10 x 13'6 (3.30m x 4.11m)

At the rear of the home, the reception room is a generous space ideal for family gatherings. The uPVC windows at the rear, with a central heating radiator beneath, ensure the room is bright and warm. The French doors open out to the back garden, blending indoor and outdoor living. The continuation of the wood flooring from the hallway into this room not only adds to the aesthetic appeal but also makes cleaning a breeze. The room features a beautiful modern print feature wall, with the remaining walls painted in neutral tones, providing a perfect canvas for your personal touches.

LANDING

9'6 x 6 (2.90m x 1.83m)

The staircase has sleek grey modern carpet that seamlessly extends onto the landing. The landing itself is equipped with a central heating radiator and provides access to three bedrooms and a well-appointed family bathroom.

BEDROOM ONE

8'1 x 13'5 (2.46m x 4.09m)

Located at the front of the house, this spacious room features large uPVC windows that welcome natural light, with a radiator situated just below. There's ample space for a large bed and additional storage furniture. The room is tastefully decorated with a striking animal print feature wall, complemented by neutral painted walls.

BEDROOM TWO

12'4 x 7'1 (3.76m x 2.16m)

Situated at the rear of the property, this bedroom offers a blank canvas with carpet underfoot and freshly painted walls, ready for the new owner to personalise. It features a central heating radiator and a uPVC window that overlooks the tranquil back garden, which is not overlooked.

BEDROOM THREE

8'11 x 6 (2.72m x 1.83m)

Also located at the back of the home, this cosy room is currently utilised as a dressing room. It includes a small central heating radiator and a uPVC window that frames the picturesque rear garden and the unobstructed views beyond.

FAMILY BATHROOM

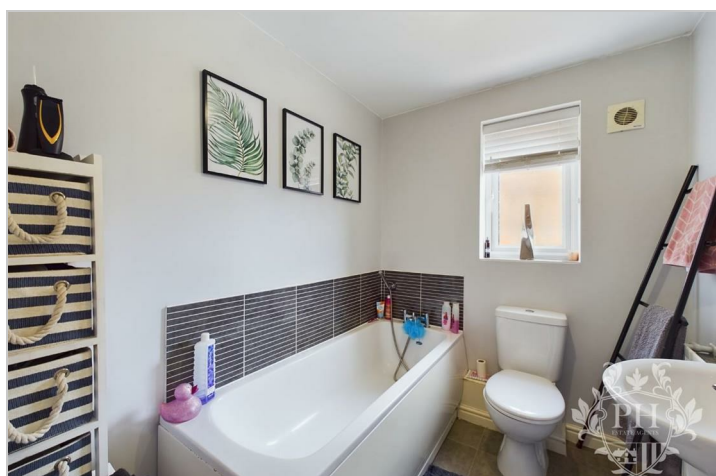
5'11 x 7 (1.80m x 2.13m)

The family bathroom is designed with a three-piece suite, including a toilet, basin, and bath with a shower head attachment. The room benefits from a tiled splashback, a central

heating radiator, and a frosted uPVC window to the side, ensuring both privacy and natural light.

EXTERNAL

The exterior of the home is equally impressive. The front garden is quaint with a paved pathway leading to the front door. To the side, a gravel driveway provides ample parking space for two cars and includes a side gate for convenient access to the rear garden. The rear garden is a true entertainer's delight, featuring a large elevated decking area perfect for hosting BBQs and gatherings. This space offers unspoiled, uninterrupted views and a lovely sitting area ideal for relaxing and enjoying the evening sunset. The remainder of the garden is mainly laid to lawn and is enclosed by fencing to ensure privacy and seclusion.



Road Map



Hybrid Map



Terrain Map



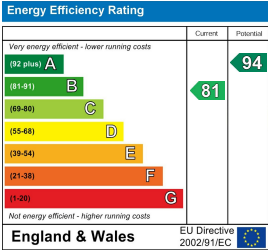
Floor Plan



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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