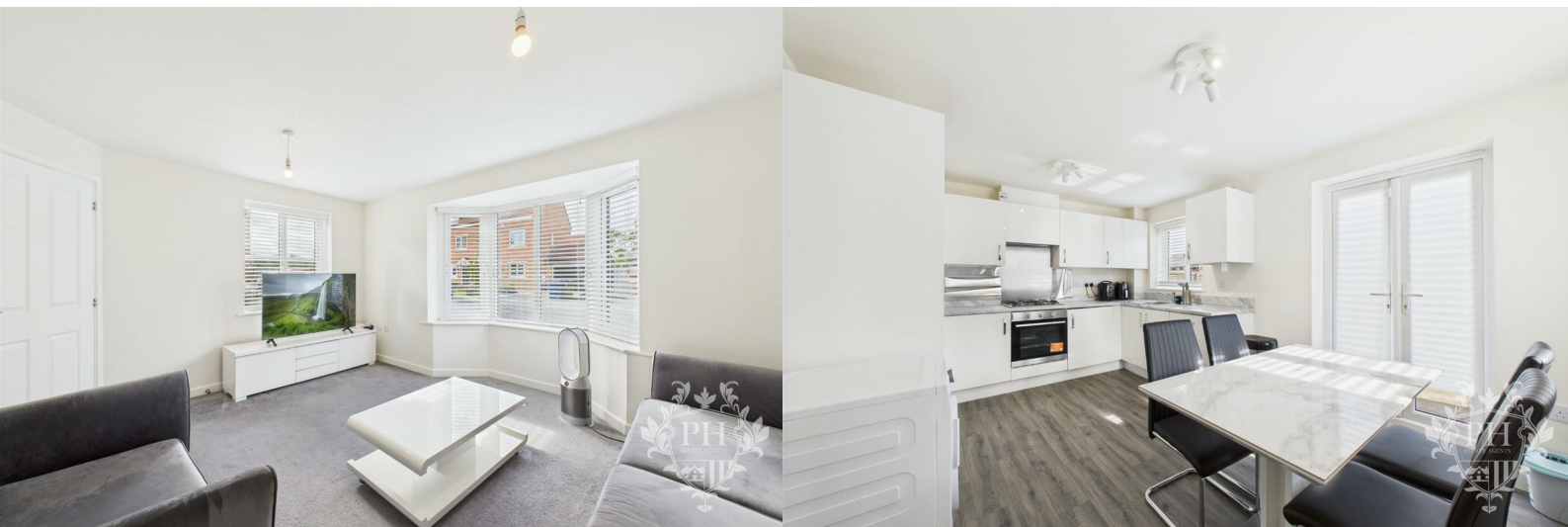




30 Elderwood Gardens

, Middlesbrough, TS6 0GF

£160,000



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HALLWAY

5'0" x 8'0" (1.52m x 2.44m)

Step through the sleek black composite front door and you'll find yourself in a spacious, light-filled hallway. Natural sunlight streams in, illuminating the way to the inviting reception room, an open-plan kitchen diner, a conveniently located ground floor w.c., and the staircase leading up to the first floor.

RECEPTION ROOM

11'4" x 14'6" (3.45m x 4.42m)

The reception room is positioned at the front of the property, offering a generous amount of space that easily accommodates a two-piece suite along with extra furnishings such as a coffee table or bookshelf. Natural light streams in through two UPVC double glazed windows, creating a bright and inviting atmosphere, while a radiator ensures the room stays warm and comfortable. There's also a convenient understairs storage cupboard, perfect for keeping everyday items neatly out of sight.

KITCHEN DINER

10'4" x 14'6" (3.15m x 4.42m)

The kitchen is fitted with a sleek selection of white, high-gloss wall cabinets, base units, and deep drawers, offering plenty of storage for cookware and utensils. A built-in electric oven sits neatly below a modern gas hob, while designated spaces accommodate your choice of free-standing appliances. Toward the back of the room, there's ample space for a family-sized dining table—perfect for casual breakfasts or entertaining guests. Natural light pours in through two UPVC double-glazed windows and a set of French doors, which open out onto the rear garden and create a seamless connection between indoor and outdoor living.

GROUND FLOOR W.C

4'9" x 3'4" (1.45m x 1.02m)

The ground floor w.c features a modern two-piece suite, consisting of a crisp white hand basin and a sleek low-level toilet. Natural light filters through a frosted UPVC double-glazed window, providing privacy while brightening the space. A radiator ensures the room stays comfortably warm, and the flooring is finished with wood-effect lino, which adds a touch of warmth and character to the overall design.

LANDING

9'1" x 4'8" (2.77m x 1.42m)

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

BEDROOM ONE

10'5" x 9'2" (3.18m x 2.79m)

The first bedroom is generously sized, easily accommodating a double bed along with larger storage units without feeling cramped. A UPVC double glazed window lets in plenty of natural light while keeping the room well-insulated and quiet. The space is finished with a soft grey carpet underfoot, creating a cozy and modern atmosphere. Additional convenience comes from a built-in storage cupboard, perfect for keeping belongings organized, and direct access to a private en-suite bathroom for added comfort and privacy.

EN-SUITE

8'6" x 4'8" (2.59m x 1.42m)

The en-suite features a modern three-piece suite, including a spacious step-in shower cubicle fitted with a thermostat-controlled shower and a sleek sliding glass door. There is a contemporary hand basin, along with a low-level W.C., all complemented by a frosted UPVC double-glazed window that lets in natural light while

maintaining privacy. A radiator keeps the space warm, and the walls are partially tiled, adding both style and practicality to the room.

BEDROOM TWO

11'5" x 8'2" (3.48m x 2.49m)

The second bedroom offers ample space for a double bed, along with generous room for larger storage units such as wardrobes or dressers. Natural light pours in through two UPVC double glazed windows, giving the room an airy, inviting feel. The soft grey carpet adds a touch of warmth and comfort underfoot, while the crisp white walls create a clean, modern backdrop that complements any style of décor. A radiator ensures the space stays cozy year-round.

BEDROOM THREE

8'3" x 6'2" (2.51m x 1.88m)

The third bedroom offers just the right amount of space for a single bed, making it an ideal spot for a child, guest, or even a cozy home office. Along one wall, there's room for compact storage—think a sleek dresser or small wardrobe—so you can keep things tidy without feeling cramped. Natural light pours in through a UPVC double glazed window, brightening the room and highlighting the soft grey carpet underfoot. Crisp white walls give the space a fresh, modern feel, while a radiator beneath the

window keeps everything warm and comfortable year-round.

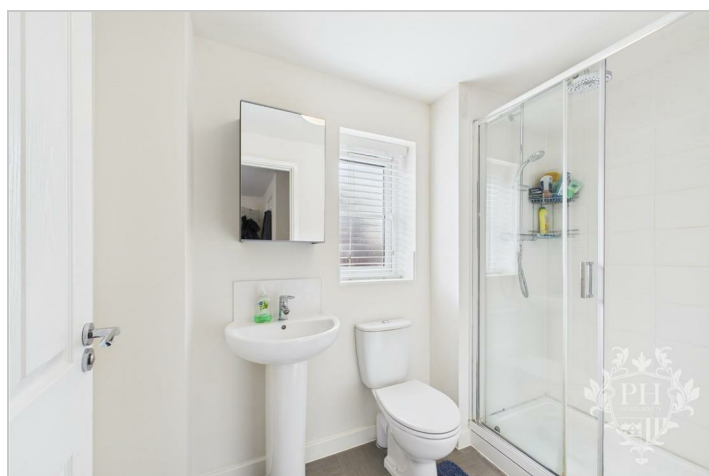
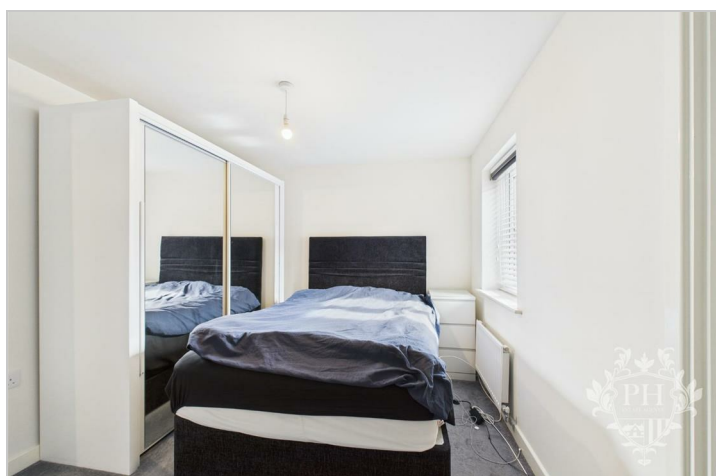
FAMILY BATHROOM

7'4" x 5'1" (2.24m x 1.55m)

The family bathroom features a stylish three-piece suite, including a modern paneled bathtub fitted with a sleek thermostat-controlled waterfall shower and a clear glass screen that adds a touch of elegance to the space. Alongside the bath, there is a contemporary hand basin and a low-level W.C., both designed for comfort and convenience. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the room. A radiator keeps the space cozy, and the partially tiled walls provide both practicality and a clean, polished look.

EXTERNAL

This property includes off-street parking for one car, as well as a secure garage for additional storage or vehicle space. Lush gardens wrap around the front and side of the home, with a spacious rear garden perfect for relaxing or entertaining outdoors. Nestled in a peaceful residential neighborhood, the house is only a short drive from shops, local amenities, and several well-regarded schools, making it an ideal location for families or anyone seeking convenience and tranquility.



Road Map



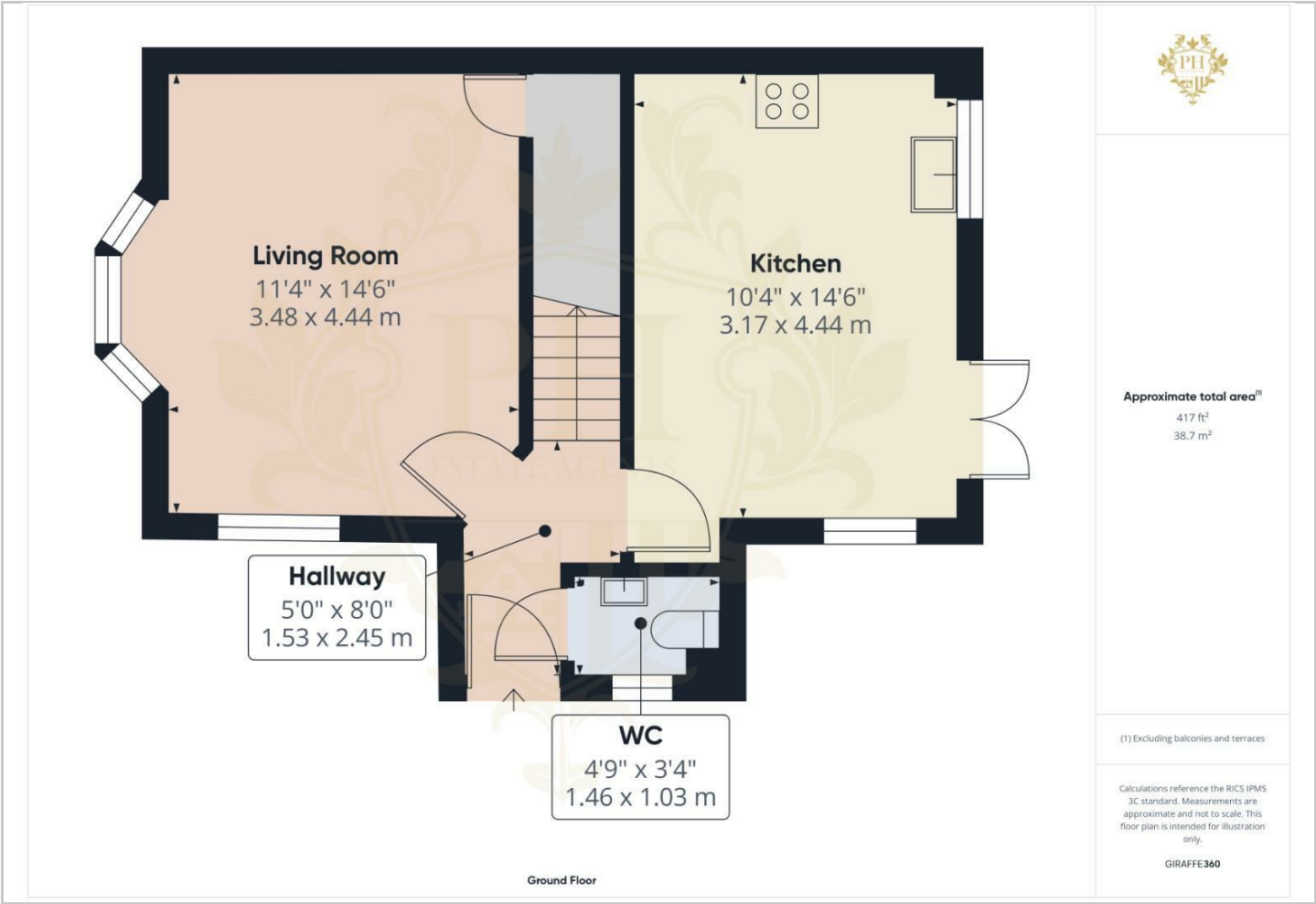
Hybrid Map



Terrain Map



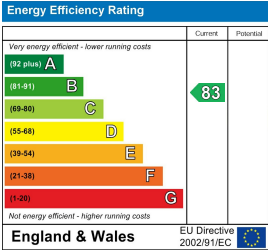
Floor Plan



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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