



PH ESTATE AGENTS



29 Sandsend Road  
, Middlesbrough, TS6 8AB

£700 PCM



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## Hallway

Entrance to the property through a UPVC double glazed door with window unit to the side, wood effect flooring, radiator, storage cupboard.

## Lounge / Diner

A great open space providing and ideal family room. UPVC double glazed bay window to the front of the room, carpet, coal effect fire with attractive surround, UPVC double glazed french doors to the rear of the room.

## Kitchen

A selection of wall, base and draw units providing ample cupboard space, built in electric oven, built in microwave, electric induction hob with stainless steel extractor fan over, glass splash back with wooden surround, black insert sink with stainless steel mixer taps. UPVC double glazed window to the side, wooden effect flooring with all chrome sockets.

## Utility Room

UPVC double glazed window and door providing access to the rear garden, wood effect flooring with all chrome sockets. A base unit with wooden work surfaces, space for washing machine, tumble dryer and fridge freezer.

## Landing

Carpet, loft access for additional storage.

## Bedroom 1

This room is situated to the rear of the property, UPVC double glazed window to the rear of the room, carpet, radiator, two storage cupboards, built in mirror wardrobes.

## Bedroom 2

This room is situated to the front of the property, UPVC double glazed window, carpet, radiator.

## Bedroom 3

This room provides access to bedroom 2 and is also situated to the front of the property. UPVC double glazed window, radiator, carpets and over the stairs storage.

## Bathroom

W/C, wash hand basin, bath with electric shower over, glass shower screen, full tiled surround, tiled flooring, UPVC double glazed frosted window to the rear of the room, extractor fan.

## External

Front Garden

Gated to the front, lawn area and paved

footpath providing access to the property.

### Rear Garden

Gated to the rear, secure 6ft fenced surround, patio area and lawn section.



## Road Map



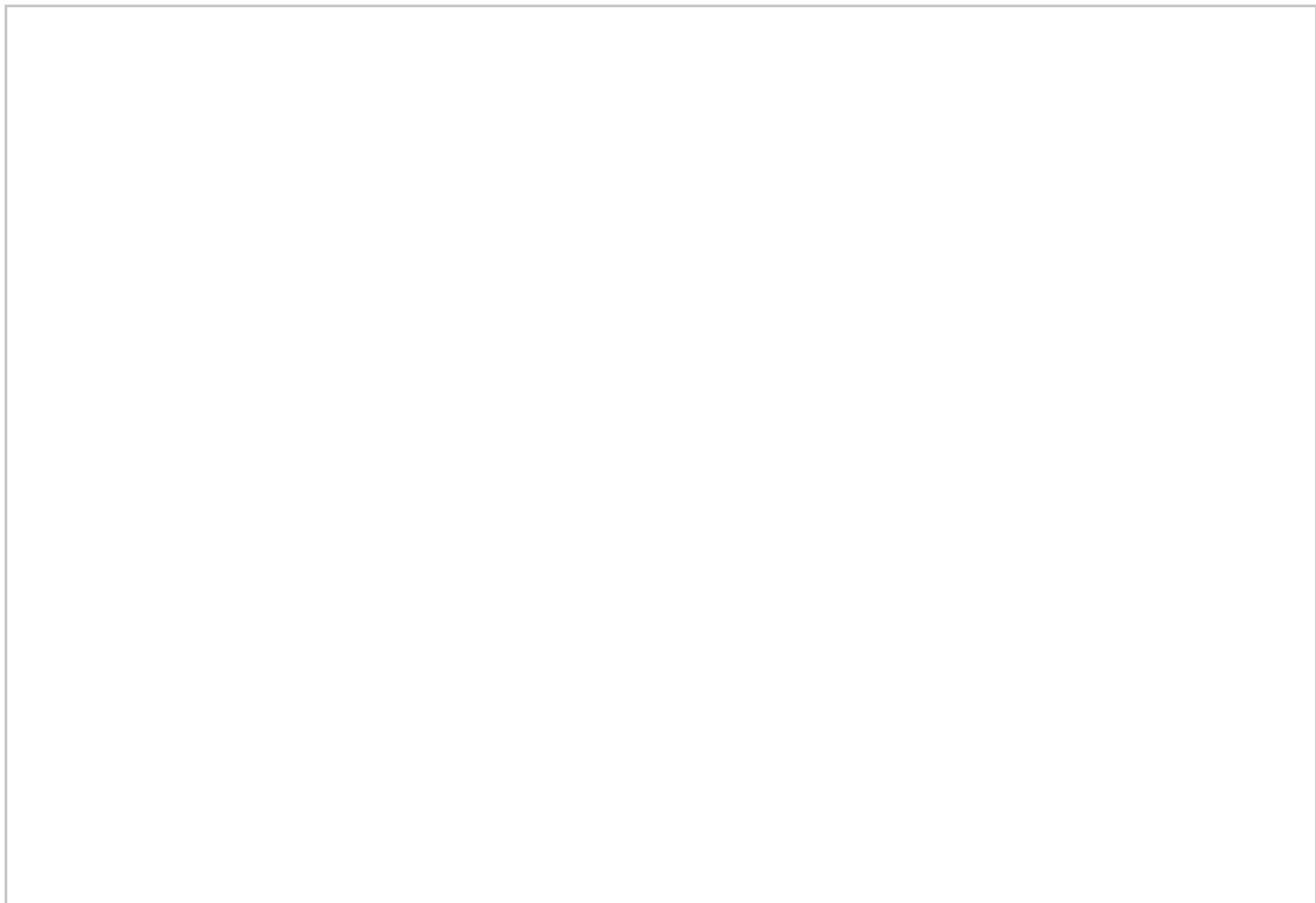
## Hybrid Map



## Terrain Map



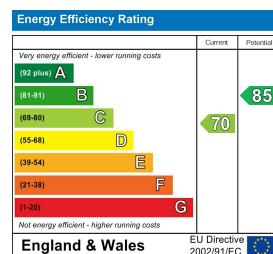
## Floor Plan



## 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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