



## 22 Windsor Court

Grangetown, Middlesbrough, TS6 7QY

£650 PCM



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## Hallway

Entering through a white UPVC door gaining access to the large reception, dining room, kitchen, first floor & conservatory. The hallway comprises new modern grey carpets and freshly painted white walls.

## Reception Room

This room benefits from a large UPVC window with plenty of room for furniture. The room also comprises new modern grey carpet, freshly painted white walls, fire surround and large radiator.

## Dinning Room

The dining room is a good size with space for a dining room table & storage, it benefits from white walls and grey carpet with a patio door leading into the conservatory.

## Conservatory

The conservatory adds that perfect touch to this family home, it is bright with ample size for furniture with french doors looking onto the rear garden.

## Kitchen

The kitchen benefits from multiple light grey storage cupboards & black wooden work tops. This room benefits of a large UPVC double glazed Window & door leading to the rear garden.

## Landing

Decorated to a modern standard with access to the loft space, family bathroom & 3 bedrooms

## Bedroom 1

Bedroom one is a large double Located to the front of the property with new grey modern carpet, freshly painted white walls, UPVC double glazed window and large radiator.

## Bedroom 2

Bedroom two is a large double located to the rear of the property with new grey modern carpet, freshly painted white walls, UPVC double glazed window, and large radiator.

## Bedroom 3

Bedroom three is the smallest of the three bedrooms with ample space for a single bed and limited storage space, Featuring UPVC double glaze window and large radiator.

## Family Bathroom

The bathroom benefits from modern grey lino, a pale blue 2 piece bathroom suite, frosted UPVC double glazed window & white tiling.

## External

The front of the property has a driveway/ garage, a fence surround, and a grassed

area. The rear of the property is a good sized garden with a fence surround, lawn and access to the side.



## Road Map



## Hybrid Map



## Terrain Map



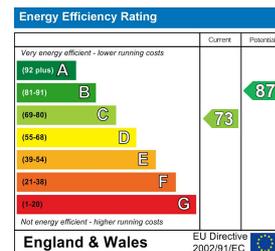
## Floor Plan



## 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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