



PH ESTATE AGENTS



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ENTRANCE HALLWAY

16'6 x 5'9 (5.03m x 1.75m)

This charming property welcomes you with a white UPVC door, complemented by elegantly frosted glass panes on both the front and side, enhancing its curb appeal and privacy. Upon entry, the inviting hallway serves as the gateway to the home's various reception rooms and beckons you upstairs via a gracefully ascending staircase. Conveniently tucked beneath the stairs is a storage cupboard, ideal for tucking away essentials, and a central heating radiator to ensure a warm welcome.

RECEPTION ROOM

11'5 x 12'10 (3.48m x 3.91m)

The main reception room, situated at the front of the home, boasts a charming bow window that draws in natural light, with a central heating radiator neatly positioned below. At the heart of the room, a classic fireplace with a striking black marble hearth and an eye-catching blue surround stands as a focal point, set against a canvas of neutral decor, awaiting the personal touch of its new owner.

KITCHEN

8'11 x 9'7 (2.72m x 2.92m)

The kitchen itself is a modern culinary haven, outfitted with ceiling spotlights that cast a warm glow over sleek black gloss cabinetry and a sturdy wood worktop. An integrated oven and hob are ready for crafting delectable meals, while the double-glazed windows present a serene view of the rear garden. The kitchen's functionality is enhanced by a recessed white ceramic sink.

DINING ROOM

17'1 x 9'11 (5.21m x 3.02m)

To the rear, the second reception room reveals an open-plan design that seamlessly flows into the kitchen, creating an inviting space for family gatherings and entertaining guests. The room is illuminated by ceiling spotlights and features UPVC double-glazed windows to both the rear and side, as well as UPVC French doors that lead out to the serene rear garden.

LANDING

8'8 x 6'4 (2.64m x 1.93m)

Upon ascending to the first level, you are greeted by a welcoming, carpeted landing that branches off to the bedrooms, a communal family bathroom, and a hatch that provides access to the loft space above.

BEDROOM ONE

11'5 x 10 (3.48m x 3.05m)

The master bedroom, situated at the forefront of the home, boasts a built-in storage cupboard for ultimate convenience. Light pours in through a pristine white UPVC window, complemented by the gentle warmth of a central heating radiator placed discreetly below.

BEDROOM TWO

10'9 x 10'7 (3.28m x 3.23m)

To the rear, the second bedroom offers a generous viewpoint with expansive windows that frame the serene garden. This room also features a radiator for comfort and integrated storage for seamless organisation.

BEDROOM THREE

8'11 x 9'9 (2.72m x 2.97m)

The third bedroom, a versatile space, is graced with double-glazed windows on both the front and rear elevations, ensuring a well-lit and airy atmosphere, further enhanced by the presence of a central heating radiator to maintain a cosy ambiance.

BEDROOM FOUR

7'9 x 8'1 (2.36m x 2.46m)

Bedroom four is also to the front elevation, with modern grey carpeting and a built-in white storage wardrobe. The room is illuminated by a double-glazed window that overlooks the frontage, with a radiator nestled beneath to provide a gentle caress of warmth.

FAMILY BATHROOM

5'5 x 8'3 (1.65m x 2.51m)

Completing the home's comforts, the family bathroom offers a sanctuary of cleanliness and relaxation. It features a white toilet and basin integrated within a stylish vanity unit, providing ample storage below. A generously sized bath invites leisurely soaks, equipped with an overhead shower and a luxurious rainfall showerhead,

enclosed by a glass screen. Two frosted UPVC windows afford privacy and natural light, while a large chrome ladder towel warmer adds a touch of luxury and convenience.

EXTERNAL

Externally, the property presents a lawn-fronted garden, setting the stage for the residence's kerb appeal. A block-paved driveway leads to the garage, equipped with an adjacent self-contained storage area for additional convenience. The rear garden is a private haven, enclosed by fencing, predominantly laid to lawn with an inviting decking area that beckons one to unwind and revel in the company of loved ones, creating an ideal backdrop for both relaxation and social gatherings.



Road Map



Hybrid Map



Terrain Map



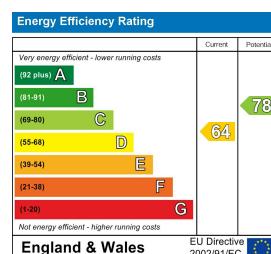
Floor Plan



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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