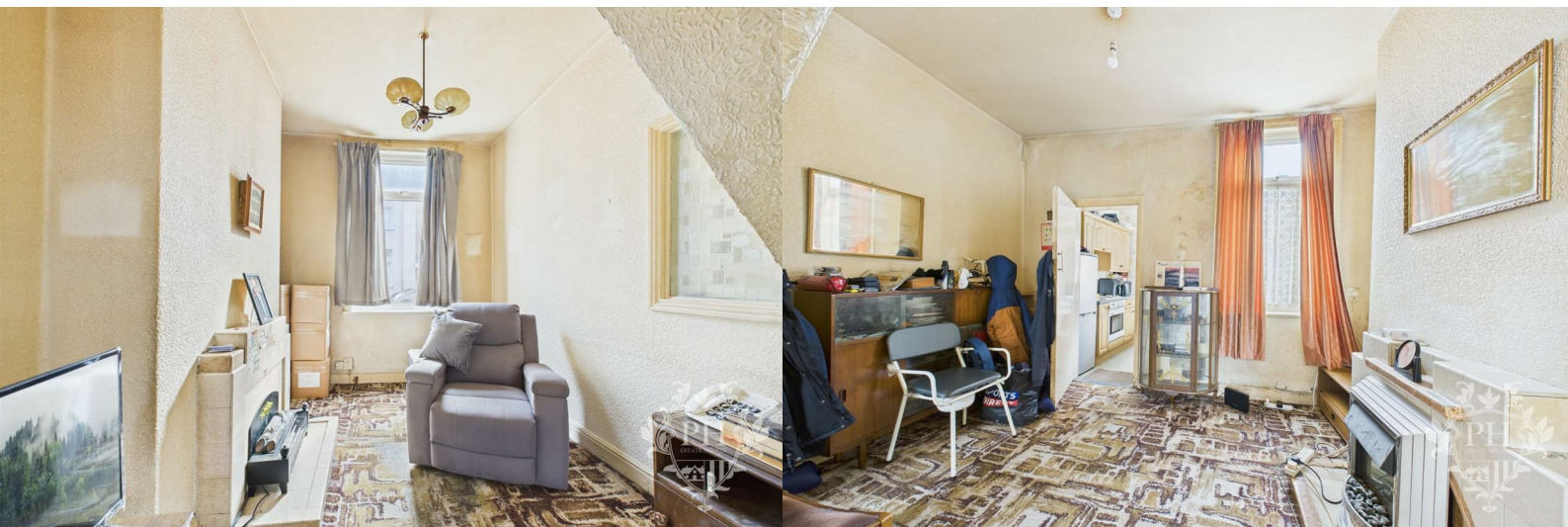




20 Falmouth Street , Middlesbrough, TS1 3HL

£65,000



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HALLWAY

12'8" x 2'10" (3.86m x 0.86m)

Step inside through a white UPVC double-glazed door and find yourself in a welcoming hallway. This inviting space leads you upstairs to the first floor or draws you forward into the spacious reception and dining area, setting the tone for the rest of the home.

RECEPTION/ DINING ROOM

9'10" x 8'7" - 9'3" x 12'1" (3.00m x 2.62m - 2.82m x 3.68m)

At the front of the room, the living area offers enough space for a comfortable three-seater sofa, flanked by smaller storage units that help keep the space organized. Natural light streams in through a large window, illuminating the area and highlighting the fireplace with its modern bar fire—a cozy focal point for the room. Toward the back, another window adds extra brightness and creates a pleasant spot for a dining table, perfect for meals or gatherings. From here, you can also step directly into the kitchen, making the layout both practical and inviting.

KITCHEN

8'4" x 5'9" (2.54m x 1.75m)

The kitchen features a variety of warm wood wall cabinets and matching drawer units,

providing ample storage for cookware and everyday essentials. A built-in oven and hob are seamlessly integrated into the layout, while designated spaces are available for your choice of free-standing appliances, such as a refrigerator or washing machine. Despite its compact size, the kitchen feels bright and welcoming thanks to a window and a door that open directly onto the rear yard, letting in natural light and offering easy access to outdoor space. The kitchen also conveniently connects to the property's bathroom, making the layout both practical and efficient.

GROUND FLOOR BATHROOM

8'2" x 5'11" - 2'10" x 3'11" (2.49m x 1.80m - 0.86m x 1.19m)

The bathroom sits at the back of the ground floor, offering a spacious layout that feels open and inviting. It features a classic three-piece suite: a deep, paneled bathtub perfect for soaking, a generously sized hand basin with ample counter space, and a separate low-level toilet. Natural light filters in softly through a large frosted window, ensuring privacy while brightening the room with a gentle, diffused glow.

LANDING

The landing gains access to the two spacious bedrooms.

BEDROOM ONE

9'11" x 12'6" (3.02m x 3.81m)

The first bedroom sits at the front of the house, offering a bright and welcoming atmosphere thanks to its large window that lets in plenty of natural light. Spacious enough to comfortably fit a double bed, the room still leaves ample space for substantial wardrobes or other storage furniture. A well-placed radiator ensures the room stays cozy throughout the year.

BEDROOM TWO

9'0" x 12'7" (2.74m x 3.84m)

The second bedroom is located at the back of the property, offering a quieter, more private space. It's spacious enough to fit a double bed comfortably, along with larger wardrobes or storage units. A window lets in natural light, while the radiator keeps the room warm and cozy year-round.

EXTERNAL

This property features convenient on-street parking, as well as a secure rear yard that's perfect for storing bikes, bins, or enjoying a bit of private outdoor space. It's ideally located within easy walking distance of Middlesbrough town centre and Teesside University, making it a great choice for students, professionals, or anyone who wants quick access to shops, restaurants, and campus amenities.



Road Map



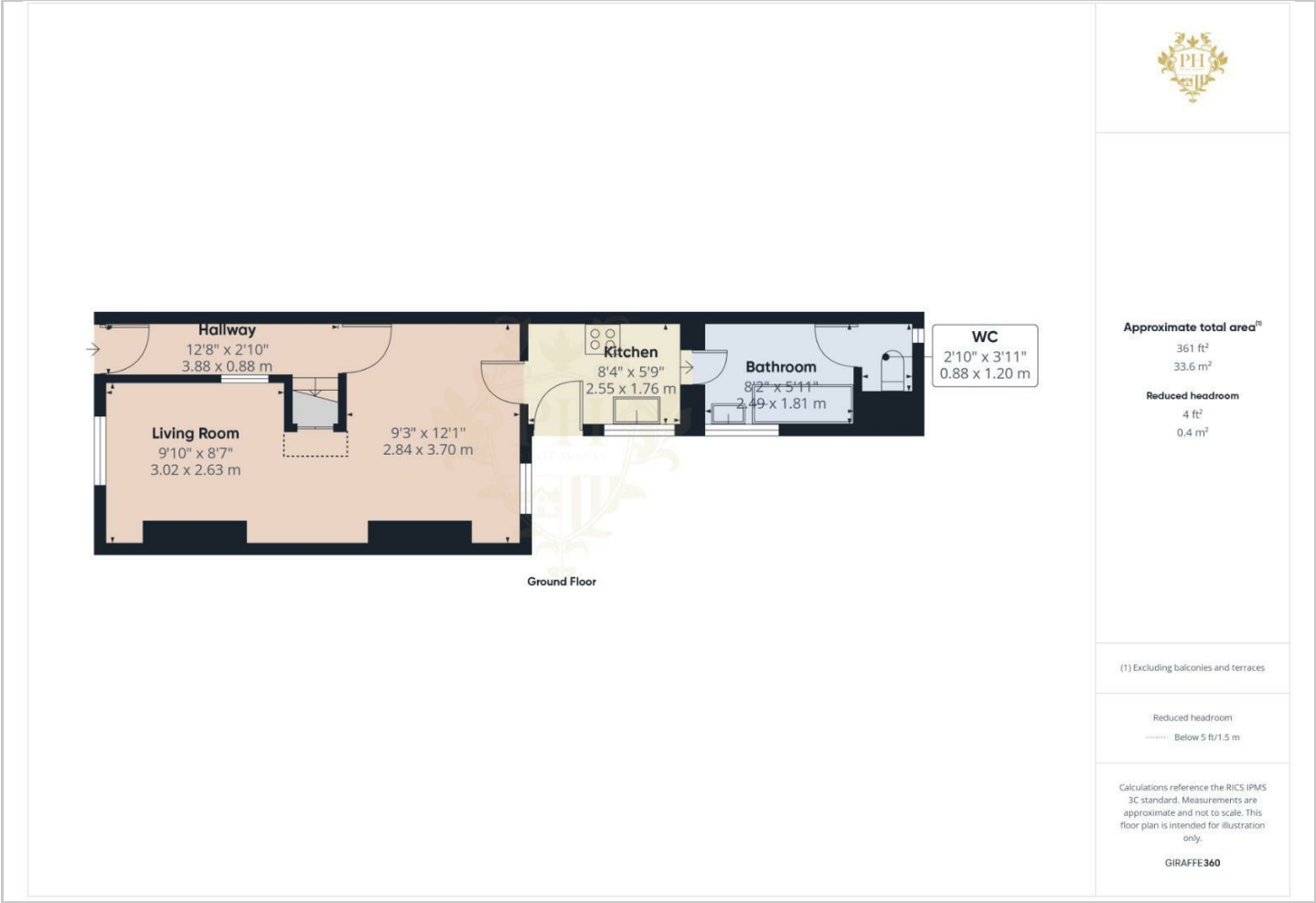
Hybrid Map



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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