



PH ESTATE AGENTS



13 Gresham Road  
, Middlesbrough, TS1 4LY

Offers In The Region Of £100,000



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## HALLWAY

3'1" x 4'1" (0.94m x 1.24m)

Step through the sturdy wooden door off the street and you're greeted by a sunlit hallway, where natural light spills across newly painted walls and a plush grey carpet underfoot. From here, wide doorways lead you into the first and second reception rooms, while a staircase invites you up to the first floor.

## RECEPTION ROOM

11'2" x 13'4" (3.40m x 4.06m)

The reception room greets you at the front of the home, bathed in natural light from a wide UPVC double glazed bay window dressed with crisp new blinds. Freshly painted walls create a clean, inviting backdrop, while plush new carpeting adds warmth underfoot. There's ample space for a comfortable two-piece suite and extra storage units, making it easy to arrange both seating and organizational options without feeling crowded.

## SECOND RECEPTION ROOM

14'10" x 11'6" (4.52m x 3.51m)

Tucked away at the back of the house, the second reception room offers a versatile space that could easily serve as a cozy living area or an inviting dining room. Freshly laid with a soft grey carpet and finished with crisp, painted walls, the room is brightened by a window that brings in natural light. From here, you have convenient access to both the kitchen and the staircase leading up to the first floor.

## KITCHEN DINER

9'3" x 15'6" (2.82m x 4.72m)

The kitchen, freshly renovated, features an inviting palette of soft grey cabinetry—walls, bases, and drawers all unified by sleek chrome handles that catch the light. Pale worktops stretch across the space, offering ample room for meal prep. A brand new built-in electric oven sits beneath a smooth ceramic hob, with a modern extractor fan overhead to keep the air clear while cooking. There's plenty of space for extra free-standing appliances, and room for a dining table where you can gather for meals. Natural light pours in through a UPVC double glazed window on the side, while a sturdy wooden door at the rear opens out to the garden, making the kitchen feel both bright and connected to the outdoors.

## LANDING

5'7" x 6'9" (1.70m x 2.06m)

The split-level landing features plush new grey carpeting underfoot and freshly painted walls that brighten the space. From here, you're led to three generously sized bedrooms and a well-appointed family bathroom, each just steps away.

## BEDROOM ONE

11'8" x 10'0" (3.56m x 3.05m)

The main bedroom sits at the front of the house, catching the morning light through a large UPVC double-glazed window. There's plenty of room for

a king-size bed, as well as extra storage units if you need them. Along one wall, built-in wardrobes offer lots of space to keep things tidy. The new carpet feels soft underfoot, and the freshly painted walls give the room a clean, inviting look.

### BEDROOM TWO

7'8" x 11'2" (2.34m x 3.40m )

The second bedroom sits at the heart of the first floor, offering ample room for a comfortable double bed along with extra storage pieces. Natural light pours in through a large UPVC double-glazed window, while a newly fitted carpet underfoot and a modern radiator add warmth and freshness to the space.

### BEDROOM THREE

9'4" x 8'11" (2.84m x 2.72m )

Nestled at the back of the house, the third bedroom offers a quiet retreat, easily accommodating a single bed along with ample storage. Sunlight spills in through the window, brightening the space and highlighting the plush

new grey carpet underfoot. A radiator ensures the room stays warm and cozy year-round.

### FAMILY BATHROOM

6'4" x 6'1" (1.93m x 1.85m )

The bathroom features a three-piece suite, consisting of a deep paneled bathtub perfect for soaking, a hand basin, and a low-level toilet. Natural light filters through a frosted window, ensuring privacy while brightening the space. The newly installed linoleum flooring adds a fresh, clean touch underfoot, and contemporary wall cladding gives the room a crisp, modern feel.

### EXTERNAL

This property features convenient on-street parking and boasts a spacious rear yard, perfect for relaxing or entertaining outdoors. Ideally situated, it's only a brief stroll from the heart of Middlesbrough Town Centre, putting shops, cafés, and amenities within easy reach. Teesside University and the A66 are also just a short drive away, making this location both accessible and well-connected.



## Road Map



## Hybrid Map



## Terrain Map



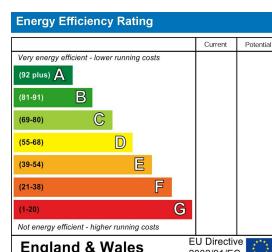
## Floor Plan



## 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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