



17 Low Lane

, Middlesbrough, TS5 8DY

Offers In The Region Of £275,000



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HALLWAY

Entered via the front garden through a UPVC double-glazed door, the property opens into a bright and generously proportioned hallway providing access to the reception room, kitchen, and first floor. The hallway is enhanced by modern flooring, a fitted radiator, and a UPVC double-glazed window to the side aspect, allowing natural light to flood the space and creating a welcoming first impression.

RECEPTION ROOM

The reception room is positioned to the front aspect of the property and offers ample space to comfortably accommodate a two-piece suite along with additional living room furniture. The room is enhanced by a UPVC double-glazed bay window, a fitted radiator, and attractive wood flooring, with a feature fire surround providing a charming focal point.

KITCHEN/ DINING ROOM

The kitchen features an extensive range of cream wall, base, and drawer units, complemented by contrasting dark worktops, and offers generous space for free-standing appliances. The room benefits from a UPVC double-glazed door providing access to the rear garden, along with a UPVC

double-glazed window to the side aspect, allowing plenty of natural light.

Open to the kitchen is the dining area, which provides ample space for a large dining table as well as additional storage units. This inviting space is further enhanced by French doors that open directly onto the rear patio, creating an ideal setting for both everyday living and entertaining.

LANDING

The landing provides access to three well-proportioned bedrooms, the family bathroom, and the loft, and is enhanced by a UPVC double-glazed window to the side aspect, allowing natural light to brighten the space.

BEDROOM ONE

The first bedroom is positioned to the front aspect of the property and comfortably accommodates a double bed, with additional space for limited larger storage units, further complemented by built-in cupboards. The room also benefits from a UPVC double-glazed bay window, allowing an abundance of natural light, along with a fitted radiator.

BEDROOM TWO

The second bedroom is positioned to the rear

aspect of the property and offers ample space to comfortably accommodate a double bed along with larger storage units. The room is finished with fitted carpet and benefits from a radiator and a UPVC double-glazed window, providing both comfort and natural light.

BEDROOM THREE

The third bedroom is positioned to the front aspect of the property and comfortably accommodates a single bed along with limited storage furniture. The room is finished with fitted carpet and benefits from a radiator and a UPVC double-glazed window, allowing in ample natural light.

FAMILY BATHROOM

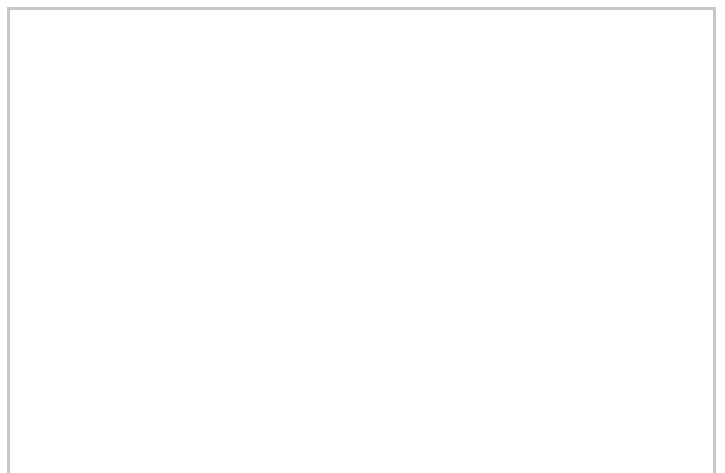
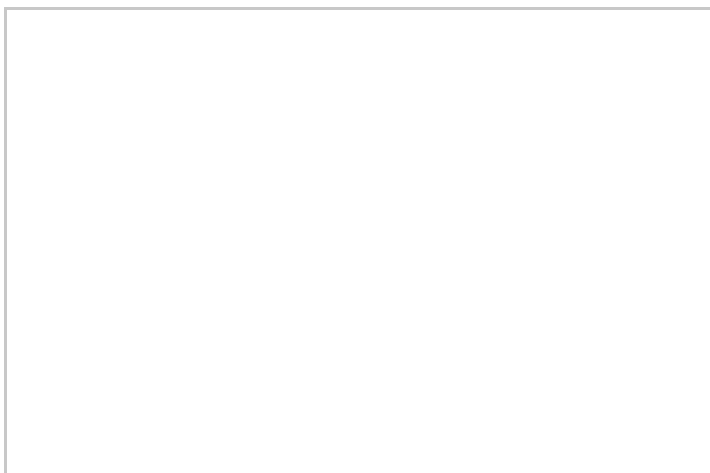
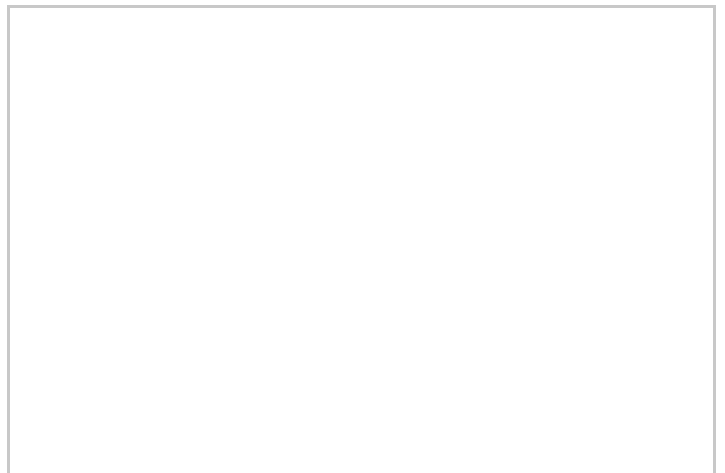
The family bathroom features a contemporary four-piece suite comprising a striking free-standing bath with elegant chrome legs, a

separate shower cubicle fitted with a thermostatic shower, a hand basin, and a low-level WC. The space is further enhanced by modern wall and floor tiling, a fitted radiator, and a frosted UPVC double-glazed window that provides natural light while maintaining privacy.

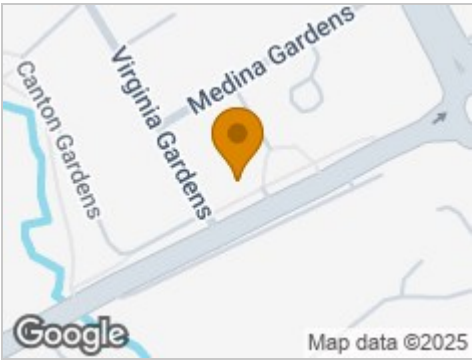
EXTERNAL

The property benefits from a driveway leading to a double garage, along with a small front garden enclosed by an attractive dwarf wall. To the rear, there is a well-presented garden featuring a patio area and a fully fenced surround, providing a private outdoor space ideal for relaxation and entertaining.

Conveniently located, the property is within easy walking or driving distance of local amenities and offers excellent commuter access, with the A19 and A174 situated close by.



Road Map



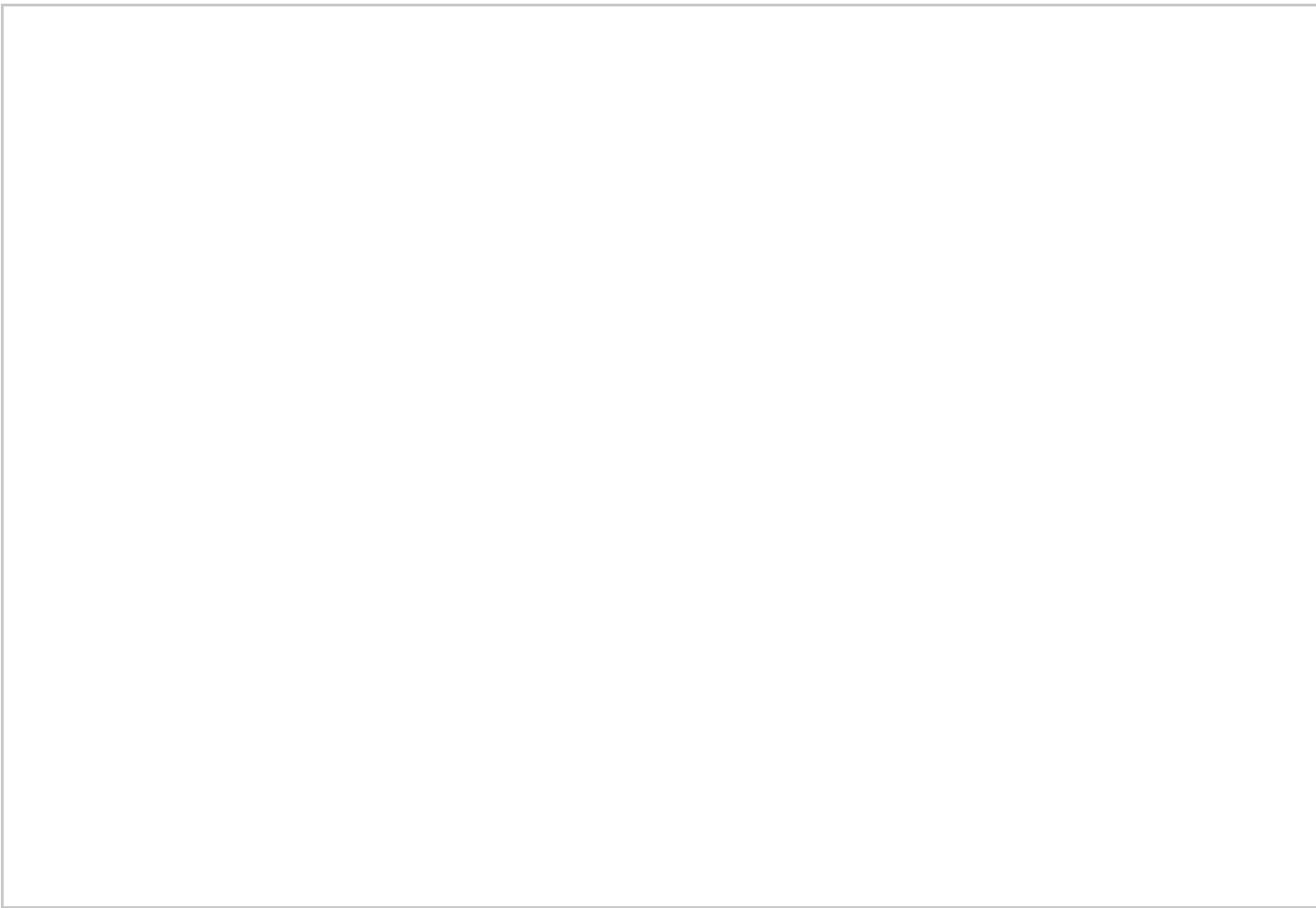
Hybrid Map



Terrain Map



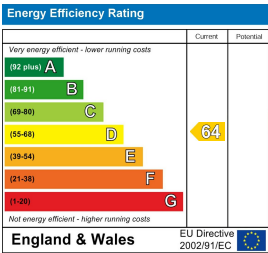
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.