



7 Oldgate

, Middlesbrough, TS6 9LP

Offers In The Region Of £150,000



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RECEPTION ROOM

14'10" x 13'11" (4.52m x 4.24m)

Step inside through a sleek black composite door and you're greeted by a reception room filled with natural light. There's plenty of space for a cozy two-piece suite, with extra room left over for bookshelves, cabinets, or whatever storage you need. The modern laminate flooring catches the sunlight from a wide UPVC double glazed bay window, making the whole space feel even brighter. A radiator offers warmth on chilly days, while a handy understair cupboard keeps everyday clutter neatly out of sight. From here, you can move easily into the kitchen or head upstairs to the first floor.

KITCHEN

7'7" x 13'11" (2.31m x 4.24m)

The kitchen features a striking selection of white, high-gloss units lining the walls, base, and drawers, their sleek surfaces catching and reflecting the light. Pale wood-effect worktops stretch across the cabinetry, offering a warm contrast and ample space for meal prep. A built-in electric oven sits seamlessly within the layout, crowned by a gleaming glass hob that serves as a modern centerpiece. The flooring is a contemporary

laminate that extends smoothly from the reception room, tying the spaces together. Natural light pours in through a large UPVC double-glazed window, and a set of elegant French doors open directly onto the decking, inviting the outdoors in. There's generous room for free-standing appliances, allowing you to configure the space to suit your needs.

LANDING

5'0" x 6'0" (1.52m x 1.83m)

The landing opens up to reveal two inviting bedrooms, a spacious family bathroom, and a convenient storage cupboard. Natural light pours in through a UPVC double glazed window on the side, brightening the space and highlighting the soft, plush carpeting underfoot. The area is finished with a sleek, modern oak banister, which features elegant glass panels that add a touch of contemporary style to the landing.

BEDROOM ONE

9'10" x 10'10" (3.00m x 3.30m)

The first bedroom sits at the front of the house, catching the natural light that pours in through two large UPVC double glazed windows. There's plenty of room for a full-sized double bed, plus larger wardrobes or storage units without feeling cramped. Soft carpeting adds

warmth underfoot, and a radiator keeps the space cozy year-round.

BEDROOM TWO

12'5" x 7'8" (3.78m x 2.34m)

The second bedroom is located at the back of the property, offering enough space for a double bed and a few smaller storage pieces. Natural light streams in through a UPVC double glazed window, while a fitted radiator keeps the room comfortable. Soft carpeting underfoot adds a touch of warmth and coziness to the space.

FAMILY BATHROOM

7'4" x 5'10" (2.24m x 1.78m)

The family bathroom features a classic white three-piece suite, consisting of a deep paneled bathtub perfect for soaking, a sleek hand basin, and a modern low-level toilet. Warmth is provided by a well-placed radiator,

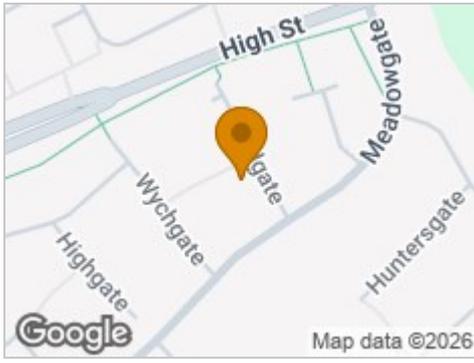
while the surrounding walls are finished with elegant tiles that add both style and practicality. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the space.

EXTERNAL

At the front of the property, you'll find a charming walled garden designed for easy upkeep, offering both privacy and a welcoming first impression. A shared driveway provides convenient access to the garage, making parking hassle-free. Step out back to discover a spacious, securely fenced garden featuring a generous stretch of lawn and a raised decking area—perfect for outdoor dining or relaxing in the sun. The location is ideal for families or commuters, with local shops, reputable schools, and quick access to the A174 all just a short drive away.



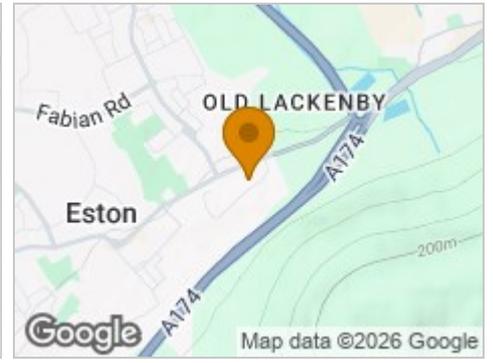
Road Map



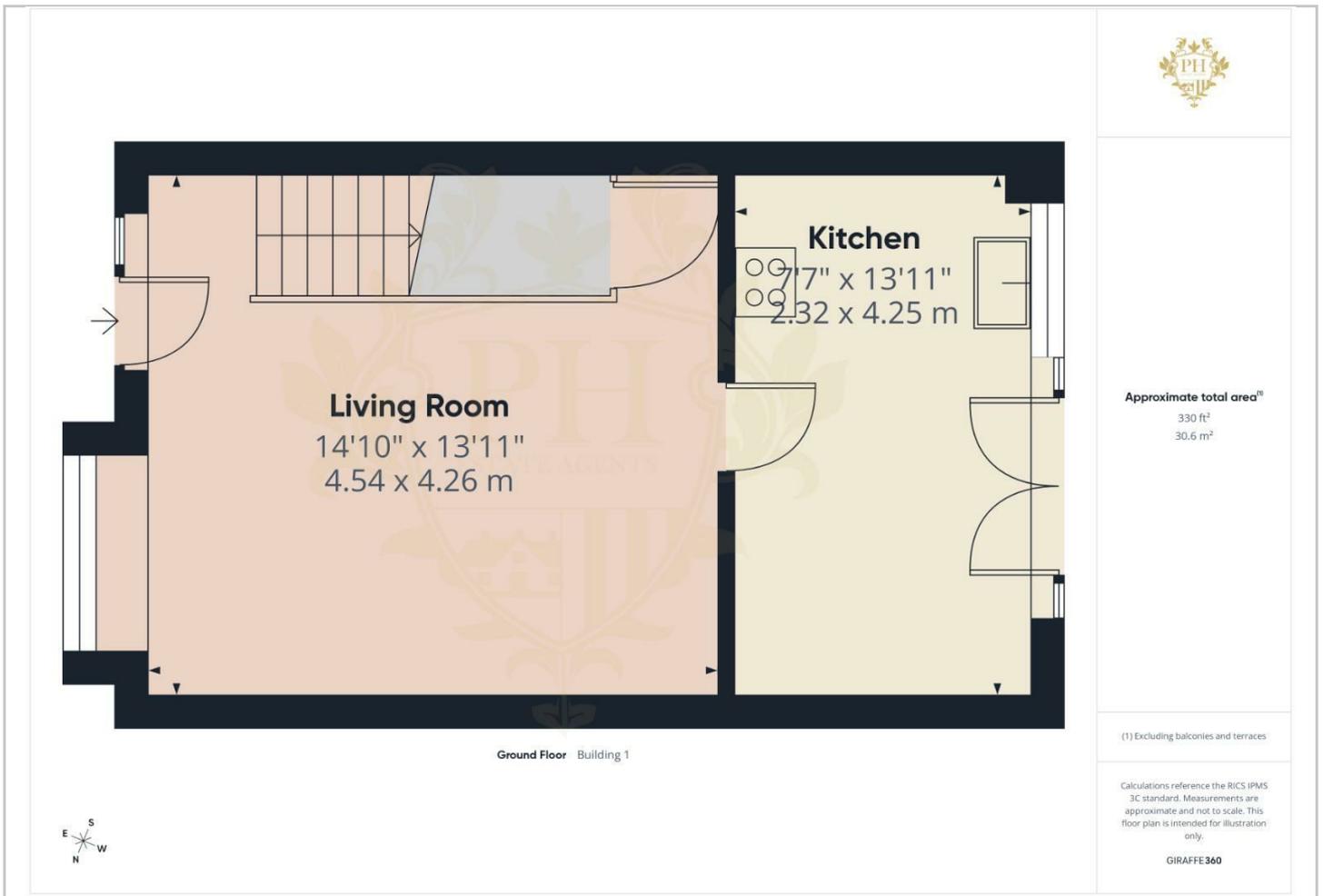
Hybrid Map



Terrain Map



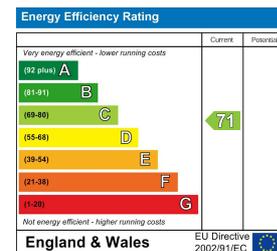
Floor Plan



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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