



97 South Terrace

, Middlesbrough, TS6 6HH

Offers In The Region Of £62,000



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HALLWAY

14'0" x 5'10" (4.27m x 1.78m)

Step through a crisp white UPVC double glazed door, leaving the front garden behind as you enter a sunlit hallway. Natural light spills across the welcoming space, offering a first glimpse of the home's warmth and character. From here, you can move easily into the inviting reception and dining area, slip into the thoughtfully designed kitchen, or head upstairs to explore the first floor.

RECEPTION/ DINING ROOM

10'10" x 9'5" - 11'0" x 8'3" (3.30m x 2.87m - 3.35m x 2.51m)

At the front of the room, you'll find a welcoming reception area, spacious enough to comfortably fit a two-piece suite along with extra storage units. Natural light pours in through the window, while the radiator ensures the space stays cozy all year round. Toward the back, the dining area unfolds, easily accommodating a large dining table—perfect for gatherings or family meals. This section is highlighted by a classic fire surround, adding a touch of character, and features a frosted glazed internal window that softly diffuses light, creating a warm and inviting atmosphere.

KITCHEN

7'11" x 5'10" - 4'11" x 14'11" (2.41m x 1.78m - 1.50m x 4.55m)

The L-shaped kitchen features a collection of sleek, light grey cabinets and drawers paired

with wood-effect countertops that bring a touch of natural warmth to the space. There's ample room for your choice of free-standing appliances, so you can truly make the kitchen your own. Sunlight pours in through a UPVC double-glazed window, illuminating the heart of the room, while a radiator keeps things cozy year-round. A door at the far end opens directly into the garden, making it easy to step outside for a breath of fresh air.

LANDING

7'6" x 3'0" (2.29m x 0.91m)

The landing gains access to the spacious three bedrooms, family bathroom and loft

BEDROOM ONE

10'10" x 9'5" (3.30m x 2.87m)

The first bedroom faces the front of the house, filling with natural light from a generous window. There's plenty of room here for a double bed, along with larger wardrobes or dressers, so you don't have to compromise on storage. A radiator keeps the space comfortable year-round.

BEDROOM TWO

11'0" x 9'7" (3.35m x 2.92m)

Tucked away at the back of the house, the second bedroom offers a quiet retreat. There's ample room for a double bed, with space left over for larger wardrobes or chests of drawers. A window lets in natural light and gives the room an airy feel, while the radiator beneath ensures it stays cozy year-round.

BEDROOM THREE

8'7" x 5'11" (2.62m x 1.80m)

The third bedroom sits at the front of the house, catching the first light as it streams through the window. Though cozy in size, it comfortably fits a single bed and offers just enough room for a compact wardrobe or chest of drawers. A radiator beneath the window keeps the space warm, making it an inviting spot for a guest room or a quiet study nook.

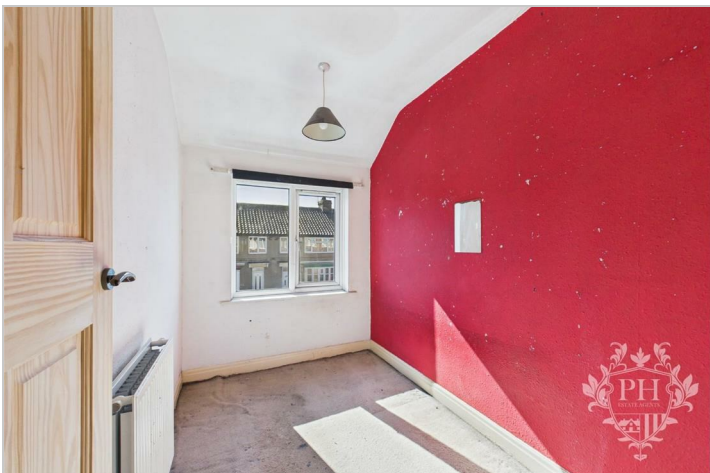
FAMILY BATHROOM

5'5" x 5'11" (1.65m x 1.80m)

The bathroom features a contemporary three-piece suite, including a spacious walk-in shower enclosed by a sleek glass screen and equipped with a thermostat-controlled shower for precise temperature adjustment. A stylish hand basin is seamlessly integrated with a modern toilet combination unit, all set against elegant, up-to-date tilework that adds a touch of sophistication. Natural light gently filters in through a frosted window, ensuring privacy while brightening the space.

EXTERNAL

This property features convenient on-street parking and boasts both a charming front garden and a spacious rear garden—perfect for relaxing outdoors or entertaining guests. Ideally situated, it's only a short stroll from local shops, cafes, and schools, making daily errands and school runs a breeze. Commuters will also appreciate the easy access to the A66, offering straightforward routes to nearby towns and cities.



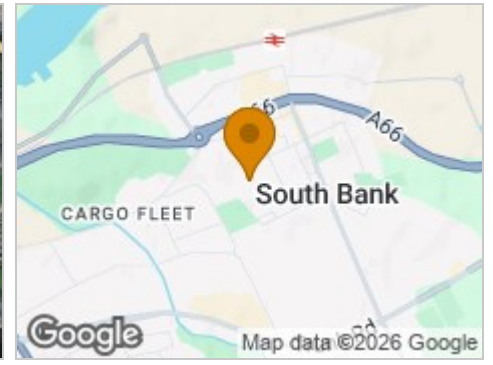
Road Map



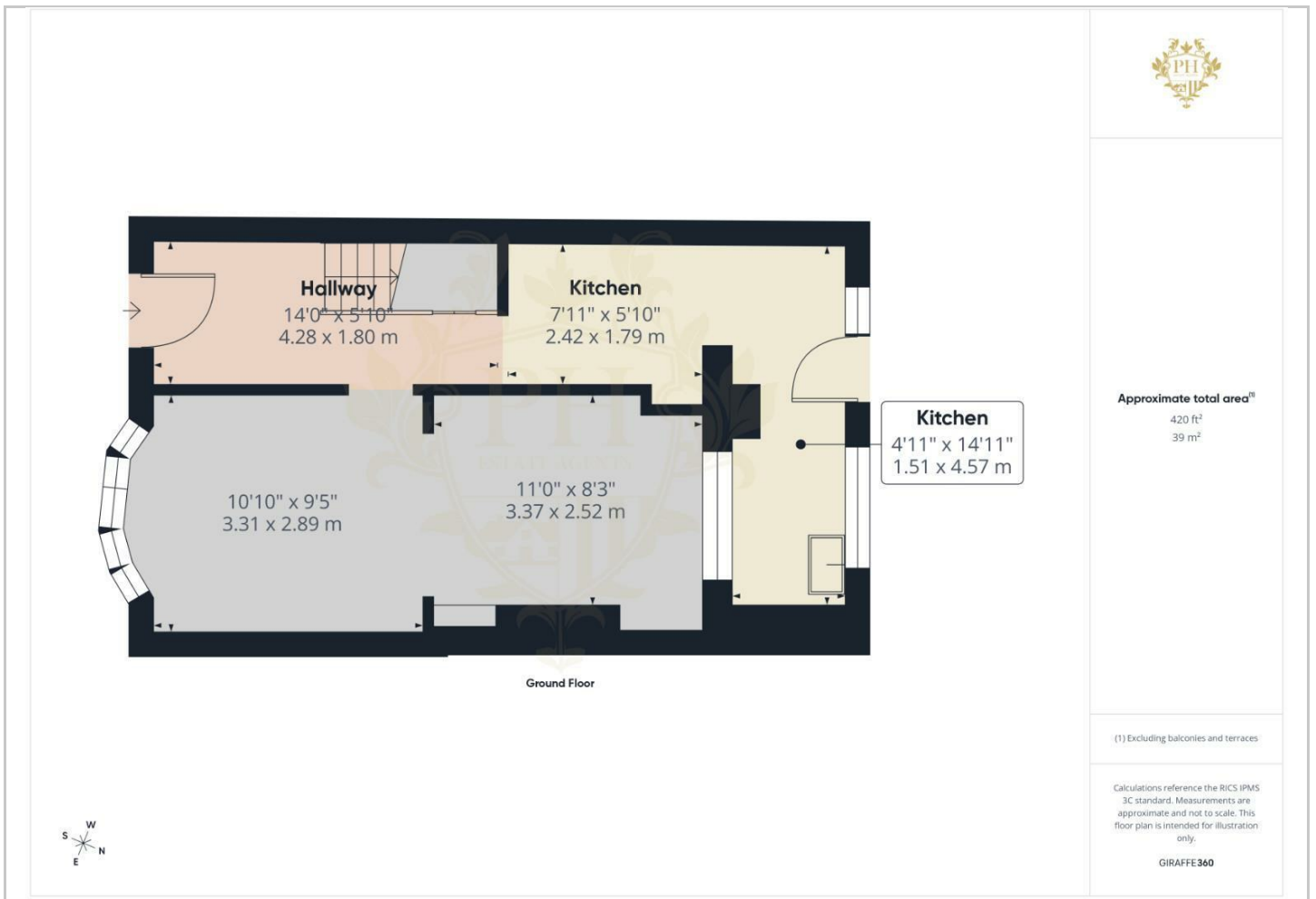
Hybrid Map



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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