



PH ESTATE AGENTS



15 Burwell Road  
, Middlesbrough, TS3 0PR

£95,000



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## PORCH

The porch provides exceptional space and benefits from two UPVC doors one door entering from the front of the property and a further door leading into the hallway making it the perfect place to leave outerwear.

## RECEPTION ROOM

12'3" x 16'0" (3.73m x 4.88m)

Step from the charming porch into the inviting reception room, where freshly painted white walls reflect the light pouring in through the spacious UPVC double-glazed bay window. Modern grey carpeting adds warmth and texture to the room. The reception room seamlessly flows into the kitchen diner, creating an open and airy living space perfect for entertaining. A staircase also rises from the reception room, providing convenient access to the first floor.

## OPEN PLAN KITCHEN/ DINING ROOM

12'9" x 14'11" (3.89m x 4.55m )

The recently renovated kitchen is a true showstopper, boasting an array of sleek, modern wall, base, and drawer units that exude contemporary style. The built-in oven and hob create a seamless cooking experience. Natural light floods the room, highlighting the beautiful decorative flooring

and illuminating the space all the way up to the stunning floor-to-ceiling bay window. A seamless transition to the outdoors awaits through the elegant French doors, providing direct access to the rear garden.

## LANDING

10'8" x 5'9" (3.25m x 1.75m)

The landing gains access to the three bedrooms, family bathroom & loft space with a built-in storage cupboard.

## BEDROOM ONE

14'5" x 9'11" (4.39m x 3.02m )

The first bedroom is a spacious double room located at the rear of the property, offering ample space to relax or work. The walls are tastefully painted in a neutral color, allowing you to add your own personal touches. Natural light pours in through the UPVC double glazed window, providing a bright and airy feel. A radiator ensures the room stays warm and cosy on chilly days.

## BEDROOM TWO

9'8" x 6'11" (2.95m x 2.11m )

The second bedroom is a generously sized room, peacefully positioned at the front of the property. The space features tastefully painted walls, a large UPVC double glazed window

allowing for ample natural light, and a radiator for cosy warmth.

### BEDROOM THREE

6'10" x 8'8" (2.08m x 2.64m )

Nestled at the front of the property, the third bedroom is a charming and intimate space. While it may be the smallest of the three, it still offers generous room for a comfortable single bed, along with smaller storage units to keep your belongings organized. The room is bathed in natural light that pours in through the modern UPVC double glazed window, illuminating the freshly laid carpet underfoot. This peaceful retreat is the perfect place to relax and unwind.

### FAMILY BATHROOM

6'4" x 8'0" (1.93m x 2.44m )

The family bathroom is a welcoming space featuring a crisp white three-piece suite. The

bathroom boasts a generously-sized paneled bath, complete with an overhead electric shower for the ultimate in convenience and relaxation. A handy hand basin and low-level W/C complete the suite. Natural light floods the room through the long UPVC frosted window, complemented by the thoughtful colour choices of the vendor to create a bright and airy atmosphere.

### EXTERNAL

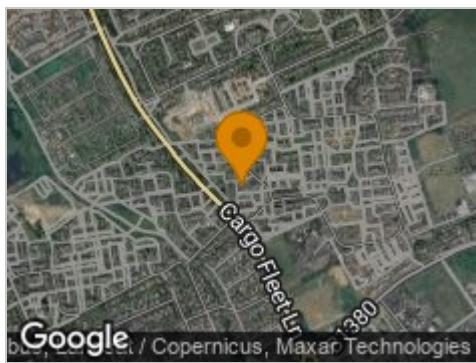
This property compromises two low maintenance gardens, one at the front & one at the rear. The rear garden is patio and gains access to the garage via a wooden door and to the street via a secure gate.



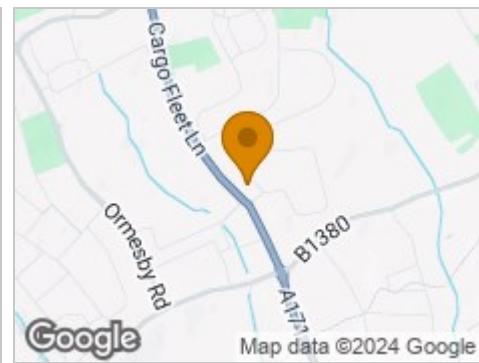
## Road Map



## Hybrid Map



## Terrain Map



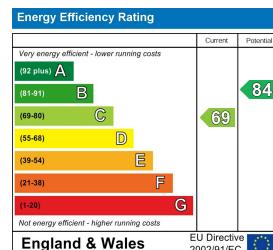
## Floor Plan



## 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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