



## 15 Lodge Road , Middlesbrough, TS6 9LS

Offers In The Region Of £119,950



# 15 Lodge Road

, Middlesbrough, TS6 9LS

Offers In The Region Of £119,950



## ENTRANCE

4'6" x 5'6" (1.37m x 1.68m)

Entering through the low-maintenance front garden, you are welcomed into a generously proportioned entrance hallway, offering ample space for storing coats, shoes, and other everyday outerwear. This practical and inviting area provides access to the main reception room, creating a warm first impression, while also leading conveniently to the ground floor shower room.

## SHOWER ROOM

7'2" x 5'7" (2.18m x 1.70m)

The well-appointed shower room is fitted with a contemporary three-piece suite, comprising a spacious walk-in shower enclosure with a glazed screen and thermostatic shower, along with a modern combination vanity unit incorporating a wash hand basin and WC, complete with built-in cupboard storage for added practicality. A skylight window allows an abundance of natural light to flood the room, creating a bright and airy feel, while a radiator provides warmth and the tiled walls offer a sleek finish and easy maintenance.

## RECEPTION ROOM

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

Positioned to the front of the property, the spacious reception room offers a comfortable and versatile living area, with ample space to accommodate a two-piece suite alongside additional freestanding furniture and storage units. A large UPVC double-glazed window allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere. Further features include a radiator, an attractive fire surround with an inset electric fire

providing a focal point to the room, and attractive laminate flooring throughout. From the reception room, doors lead through to the property's two bedrooms and the kitchen, creating a practical and convenient layout.

## KITCHEN

14'11" x 6'4" (4.55m x 1.93m )

The galley-style kitchen is thoughtfully designed and fitted with a stylish range of high-gloss grey wall, base, and drawer units, complemented by contrasting light work surfaces that provide ample preparation space. Integrated appliances include an electric oven with a gas hob positioned above, while there is additional space to accommodate a range of freestanding appliances. A useful built-in storage cupboard offers further practicality, ideal for housing household essentials. The kitchen flows seamlessly into the rear conservatory, creating a bright and versatile space that can be enjoyed throughout the year.

## CONSERVATORY

6'11" x 13'5" (2.11m x 4.09m )

Positioned to the rear of the property, the conservatory is a bright and versatile addition, accessed from both the kitchen and one of the bedrooms. Flooded with natural light through its UPVC double-glazed windows, this flexible space is ideally suited for use as a dining room, second reception room, or relaxing garden room, allowing buyers to tailor it to their individual needs. A radiator ensures the room can be enjoyed comfortably throughout the year, while sliding patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Tel: 01642 462153

## BEDROOM ONE

9'1" x 10'6" (2.77m x 3.20m)

The principal bedroom is positioned to the rear of the property and offers comfortable accommodation for a double bed, along with space for bedside furniture and selected larger storage units. The room enjoys an abundance of natural light, enhanced by a skylight window, creating a bright and airy atmosphere. French doors provide direct access into the conservatory, offering an attractive outlook and a seamless connection to this versatile additional living space.

## BEDROOM TWO

4'10" x 7'9" (1.47m x 2.36m)

The second bedroom is a versatile room, offering space for a single bed together with additional bedroom furniture as required. The room benefits from fitted sliding-door wardrobes, providing excellent built-in storage, while a skylight window allows natural light to fill the space, creating a bright and inviting atmosphere.

## EXTERNAL

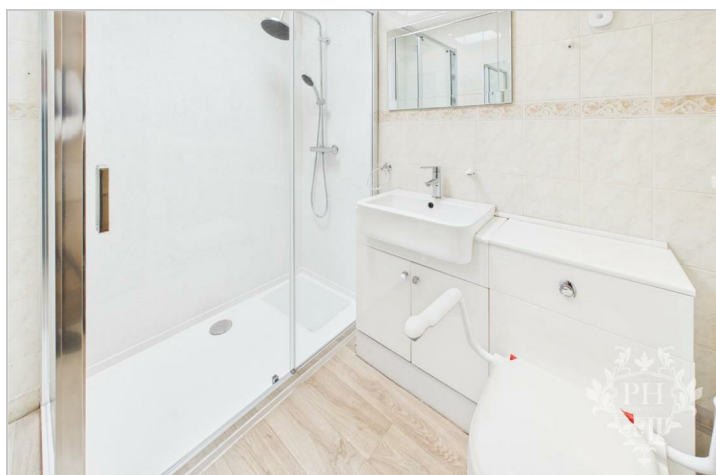
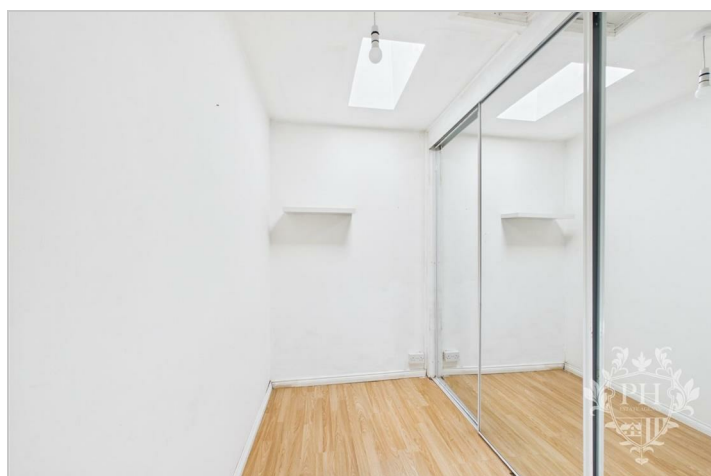
Externally, the property enjoys a low-maintenance front garden enclosed by a traditional brick wall

with an iron gate, creating an attractive approach. A pathway leads to the entrance, bordered by artificial lawn and a variety of established shrubs, flowers, and a mature tree, adding colour and kerb appeal.

To the rear, the property boasts a well-presented, two-tier garden designed for ease of maintenance. The garden features a paved patio seating area, ideal for outdoor dining and entertaining, together with an artificial lawn and secure fenced boundaries, providing a private space to relax and enjoy.

The property also benefits from a detached garage, accessed from the road via a shared driveway, offering useful off-street parking or additional storage.

Conveniently situated, the property is just a short walk from Eston Square, providing easy access to a range of local shops, amenities, and everyday conveniences.



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.