



# 124 Ingram Road

, Middlesbrough, TS3 7BU

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## HALLWAY

11'1" x 5'10" (3.38m x 1.78m)

Step through a soft grey composite door from the front garden and find yourself in a sunlit hallway. This welcoming space offers easy access to the reception room, a spacious kitchen and dining area, and the staircase leading to the first floor. Cleverly designed understair storage adds both practicality and charm to the entryway.

## RECEPTION ROOM

13'7" x 12'4" (4.14m x 3.76m )

The reception room sits at the front of the home, flooded with natural light from two large UPVC double-glazed windows. A classic fire surround with a cozy coal fire anchors the space, while a modern radiator keeps the room comfortable year-round. The generous floor area easily accommodates a spacious corner suite, along with extra pieces of living room furniture, creating a welcoming spot for both relaxation and entertaining.

## KITCHEN/ DINER

8'11" x 18'7" (2.72m x 5.66m )

The modern kitchen features a striking selection of high-gloss wall, base, and drawer units that create a sleek, polished look. Light grey worktops and a coordinating splashback provide a subtle, sophisticated contrast to the cabinetry. Natural light pours in through a large UPVC double-glazed window, brightening the space and offering a pleasant view. A door leads conveniently to the adjacent utility room. The kitchen is equipped with a built-in oven, positioned next to a gas hob for easy meal preparation, and there's ample space to accommodate a dining table, making this room perfect for both cooking and casual family meals.

## UTILITY ROOM

7'3" x 8'1" (2.21m x 2.46m )

The utility room is bright and airy thanks to two large UPVC double glazed windows that let in plenty of natural light. It features a range of built-in storage units, providing ample space to keep household essentials organized and out of sight. Multiple electric points are conveniently positioned to accommodate both a washer and a dryer, making laundry tasks efficient and hassle-free.

## LANDING

9'0" x 5'10" (2.74m x 1.78m )

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

## BEDROOM ONE

11'11" x 10'7" (3.63m x 3.23m)

The first bedroom sits at the front of the house, catching plenty of natural light through a wide UPVC double-glazed window. There's more than enough space for a full-size double bed along with generous storage options—think sizable wardrobes or chests of drawers. A sleek radiator keeps things cozy, while soft grey carpeting adds a touch of warmth and modern style underfoot.

## BEDROOM TWO

9'11" x 12'3" (3.02m x 3.73m )

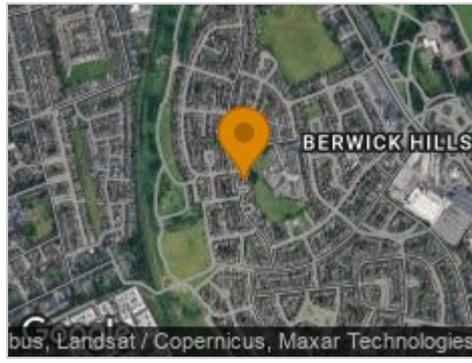
Tucked away at the back of the property, the second bedroom offers a peaceful retreat. There's plenty of space for a double bed, along with generous storage options like a large wardrobe or chest of drawers. Natural light pours in through a modern UPVC double glazed window, while a sleek radiator keeps the room cozy year-round. The soft grey carpet underfoot adds a touch of warmth and



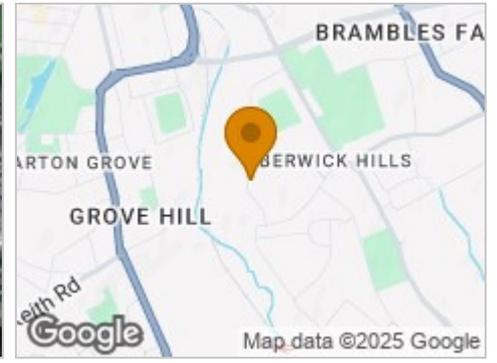
## Road Map



## Hybrid Map



## Terrain Map



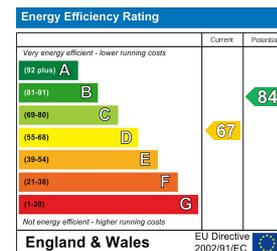
## Floor Plan



## 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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