



11 Leinster Road , Middlesbrough, TS1 4QZ

£650 Per Month



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HALLWAY

Step through a crisp white UPVC double glazed door and find yourself in a sunlit hallway. From here, you're drawn naturally toward the inviting reception room to the left, while a broad staircase straight ahead hints at the promise of the first floor above.

RECEPTION ROOM

The reception room offers plenty of space for a comfortable two-piece suite, with ample room left over for extra storage units or bookshelves without feeling cramped. Natural light pours in through a large UPVC double-glazed bay window, giving the space an inviting, airy feel. A radiator ensures the room stays warm and cozy year-round, while a handy understair storage cupboard provides a spot to tuck away coats, shoes, or household items. The room also features convenient access to the kitchen, making it ideal for both relaxing and entertaining.

KITCHEN/ DINER

The kitchen diner is thoughtfully arranged with an inviting blend of style and practicality. Along the walls, light wood effect cabinets create a warm, airy feel, while sleek, dark countertops add a touch of modern contrast. There's ample room for your own choice of free-standing appliances, and a cozy spot is set aside for a small dining table — perfect for casual breakfasts or intimate dinners. The kitchen features a built-in electric oven with a hob neatly integrated above, ideal

for anyone who loves to cook. Natural light pours in through a UPVC double glazed window, brightening the space and offering a view of the outside. A radiator keeps things comfortable year-round, and a door opens directly to the rear garden, making it easy to step outside for a morning coffee or fresh air.

LANDING

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

BEDROOM ONE

The first bedroom sits at the front of the house, where natural light pours in through a large UPVC double glazed window. The generous layout easily fits a double bed with plenty of room left over for sizable wardrobes or dressers. A radiator keeps the space warm and comfortable year-round, making the room both inviting and practical.

BEDROOM TWO

Tucked away at the back of the home, the second bedroom offers a quiet retreat, easily accommodating a double bed and generous storage pieces without ever feeling cramped. A large UPVC double glazed window brings in soft natural light and frames a view of the garden, while a radiator keeps the space comfortable year-round. Two built-in alcoves add character to the room and provide convenient nooks for shelving or bespoke storage solutions.

Tel: 01642 462153

BEDROOM THREE

The third bedroom sits at the front of the house, where sunlight streams in through a modern UPVC double glazed window. While compact, the room comfortably fits a single bed, and there's just enough space for a slim wardrobe or set of drawers. A radiator beneath the window keeps the space cozy year-round.

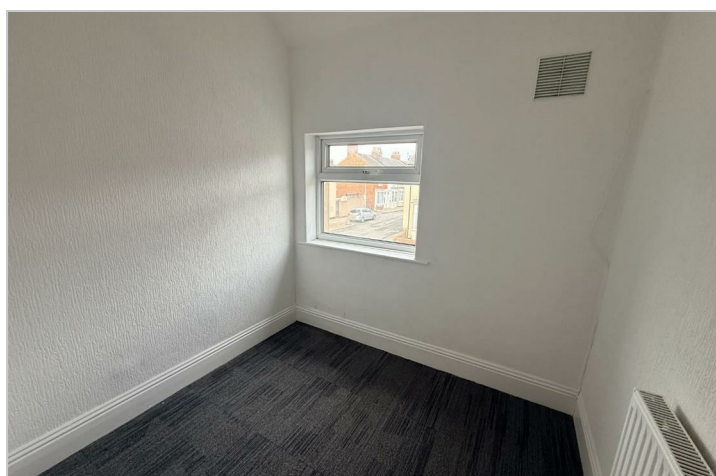
FAMILY BATHROOM

The family bathroom features a classic three-piece suite, consisting of a paneled bathtub with shower attachments, a spacious hand basin, and a low-level toilet. Two UPVC double-glazed windows fill the room with natural light while providing excellent insulation and privacy. The space is warmed by a well-placed radiator, and the partially tiled walls add a clean, contemporary touch to the overall design.

EXTERNAL

The property features a charming front garden, enclosed by a traditional brick wall and secure

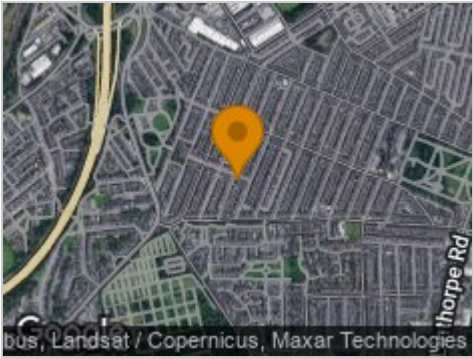
gate—a welcoming touch that adds privacy and curb appeal. At the back, you'll find a low-maintenance rear garden, perfect for relaxing outdoors without the hassle of constant upkeep. Convenient on-street parking is available just outside the property, making coming and going easy. Ideally situated, the home is only a brief drive from a range of local shops and services, Middlesbrough town centre, and offers quick access to both the A66 and A19 for effortless commuting.



Road Map



Hybrid Map



Terrain Map



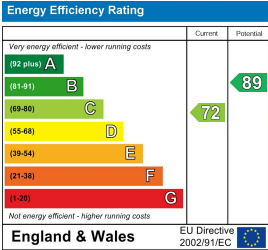
Floor Plan



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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