

## 38 Nightingale Road

, Middlesbrough, TS6 9PX

£695 Per Month



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## Entrance

Step into the home through the charming UPVC double glazed front door, which opens directly onto the welcoming staircase leading to the first floor. The entrance hall is bright and airy, with a coat rack providing handy storage.

## Lounge

The lounge is a delightful space, bathed in natural light from the large UPVC double glazed window. The room features a cozy coal effect fire set within a stylish fire surround, creating a focal point for relaxation. A plush carpet covers the floor, while a radiator ensures a warm and comfortable atmosphere.

## Kitchen

The kitchen is a modern gem, with sleek wall and base units in a timeless white finish. The room is well-equipped, featuring a built-in fan assisted oven and a gas hob with an integrated extractor fan. A stylish sink with a modern mixer tap takes center stage, while plumbing and space are provided for a washing machine and a fridge. The floor is finished with attractive modern tiling.

## Landing

Ascend the stairs to the landing, which offers

access to the three well-proportioned bedrooms and the loft space. The landing benefits from a useful storage cupboard.

## Bedroom 1

Located at the front of the property, this generously-sized bedroom features a plush carpet, a radiator, and a large UPVC double glazed window. The room offers ample space for furniture and has a calm, peaceful atmosphere.

## Bedroom 2

Nestled at the rear of the property, this cozy bedroom also benefits from a carpet, a radiator, and a UPVC double glazed window. The room has a pleasant outlook onto the rear yard and would make an ideal space for a child's room or a home office.

## Bedroom 3

This compact bedroom, also located at the rear, features a carpet, a radiator, and a UPVC double glazed window. The room is well-suited for use as a single bedroom or a dressing room, depending on your needs.

## Bathroom

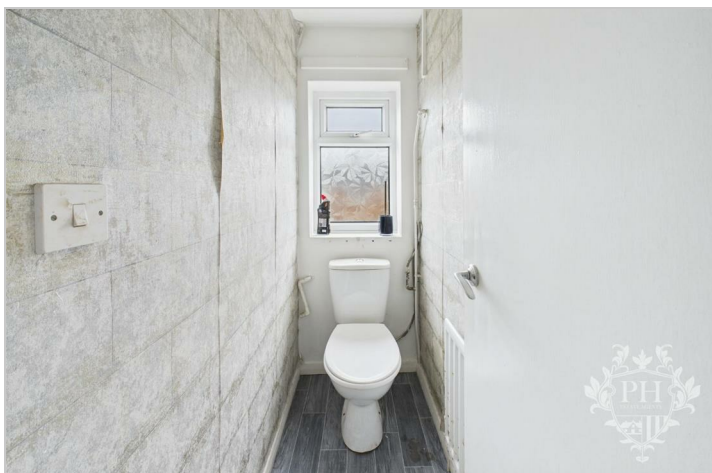
The bathroom is a clean, white haven, featuring a bath with an electric shower over, a wash hand basin, a toilet, lino flooring, and

Tel: 01642 462153

modern tiling. The room is well-ventilated and bright, with a UPVC double glazed window providing natural light.

### External

The front garden is a charming greenspace, planted with low-maintenance shrubs and featuring a small path leading to the front door. The rear yard is a substantial outdoor space, paved for easy maintenance and surrounded by a sturdy fence for privacy. The yard offers plenty of room for outdoor furniture, barbecues, and even a small shed for storage.



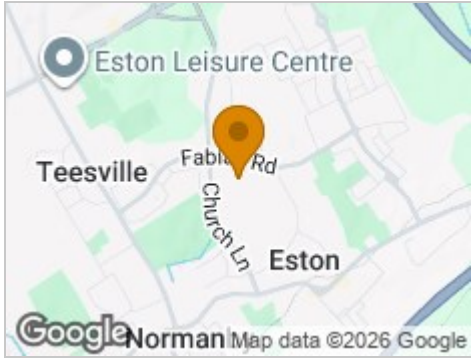
Road Map



Hybrid Map



Terrain Map



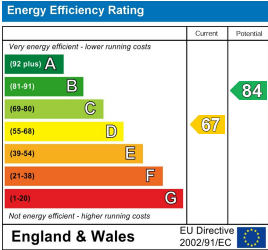
Floor Plan



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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