



# 28 Passfield Crescent

, Middlesbrough, TS6 6RL

£700











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#### **HALLWAY**

The bright hallway gains access to the reception/dining room, kitchen & first floor with the benefit of understair storage

#### RECEPTION/ DINING ROOM

The spacious open plan reception/ dining room compromises a large UPVC double glazed window and French doors leading to the rear garden. This room comfortably fits a three piece suite and storage units with space to the rear to fit a dining room table.

#### **KITCHEN**

The kitchen compromises a number of light wall, base & drawer units with room for appliances. The room benefits from a UPVC double glazed window to the rear aspect, UPVC door and built-in electric oven with gas hob above.

#### LANDING

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

#### BEDROOM ONE

Bedroom one is located to the front of the property is large in size with a UPVC double glazed window with radiator beneath.

#### **BEDROOM TWO**

Bedroom two is a double located to the rear of the property with a UPVC double glazed window and radiator beneath.

#### **BEDROOM THREE**

Bedroom three is the smallest of the bedrooms and is located to the front the property with space for a single bed and smaller storage units

#### FAMILY BATHROOM

The family bathroom consists of a three piece suite including a paneled bath with overhead shower, hand basin & toilet.

#### **EXTERNAL**

To the front there is a lawned garden and a driveway providing off road parking. To the rear there is a spacious low maintenance private garden mainly laid to lawn with concrete imprint patio area.









## Road Map

## Hybrid Map

## Terrain Map





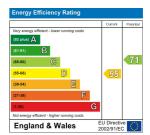


#### Floor Plan

## 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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