



## 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 under stair 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



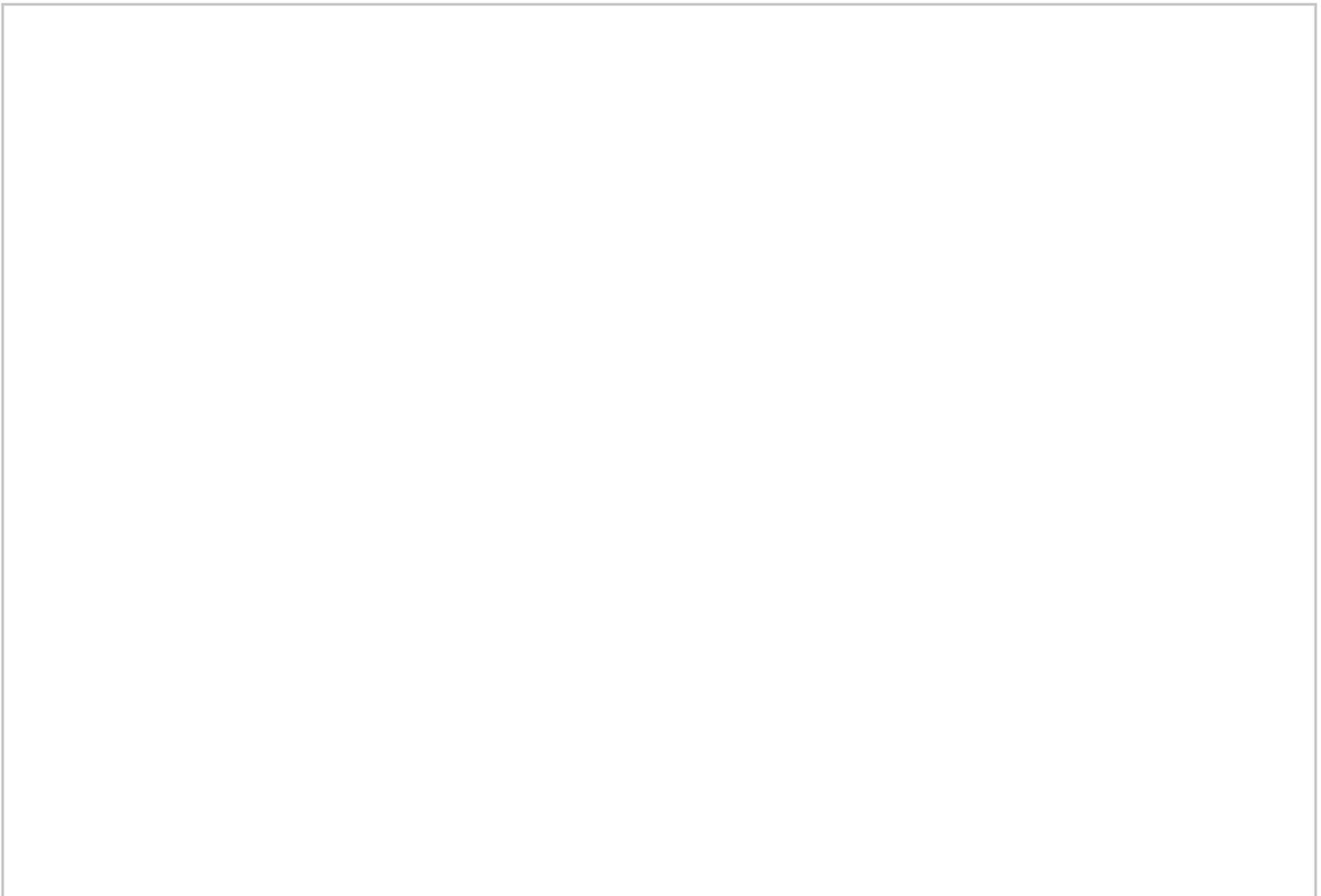
## Hybrid Map



## Terrain Map



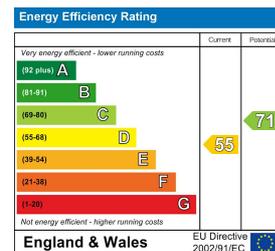
## Floor Plan



## 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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