



PH ESTATE AGENTS



14 Edridge Green , Middlesbrough, TS3 8NA

£85,000



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HALLWAY

8'9" x 6'11" (2.67m x 2.11m)

Step through a sturdy UPVC double glazed front door and into a welcoming hallway, where natural light pours in, illuminating the space. From here, you can easily reach the spacious reception and dining room, the kitchen, or head upstairs to the first floor. The hallway itself is finished with tiled flooring, features a warm radiator to keep things cozy, and offers a practical understair storage cupboard — perfect for stashing shoes, coats, or household essentials.

RECEPTION/ DINING ROOM

20'10" x 10'1" (6.35m x 3.07m)

At the back of the room, you'll find the reception area—a welcoming space that easily holds a cozy two-piece suite, perfect for relaxing or entertaining guests. There's plenty of room for extra storage furniture as well. Sunlight spills in through elegant French doors, which open out onto the patio, inviting the outdoors inside. The focal point of this area is a classic fire surround with a gas fire, adding warmth and a touch of character.

Toward the front of the room is the dining area, thoughtfully designed to accommodate a full dining table for family meals or gatherings. Additional storage units can be placed here without making the space feel crowded. A sleek radiator ensures the area stays warm, while a large UPVC double glazed window lets in plenty of natural light.

KITCHEN

11'5" x 8'11" (3.48m x 2.72m)

The kitchen is lined with an assortment of rich wood

wall cabinets, matching base units, and spacious drawers, all topped with sleek grey-speckled work surfaces that set off the gleam of the built-in electric oven and gas hob above. There's plenty of room for your favorite free-standing appliances, making the space as practical as it is inviting. Underfoot, cool ceramic tiles add a sense of durability and polish, while a frosted UPVC double-glazed window and door let in soft, diffused daylight and open directly onto the patio—perfect for a seamless transition between indoor comfort and outdoor relaxation.

LANDING

5'8" x 5'8" (1.73m x 1.73m)

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

BEDROOM ONE

11'10" x 8'9" (3.61m x 2.67m)

The first bedroom is positioned at the front of the house, catching plenty of natural light through its large UPVC double glazed window. There's ample room for a double bed, along with extra storage pieces if you need them. Built-in sliding wardrobes stretch across one wall, offering a sleek and practical solution for keeping clothes and belongings organized. Soft carpet underfoot adds warmth and comfort, while a radiator keeps the space cozy year-round.

BEDROOM TWO

8'9" x 11'9" (2.67m x 3.58m)

Tucked away at the back of the home, the second bedroom offers a peaceful retreat, perfectly sized for a double bed and generous storage options like wardrobes or dressers. Natural light filters in through a UPVC double glazed window, while a radiator ensures the room stays cozy year-round.

BEDROOM THREE

8'11" x 8'10" (2.72m x 2.69m)

The third bedroom sits at the front of the house, its unique L-shaped layout offering a bit of extra character. There's plenty of space for a single bed, along with additional storage—think a wardrobe, shelves, or a chest of drawers—without the room ever feeling cramped. Natural light streams in through a large UPVC double glazed window, and a radiator ensures it stays warm and comfortable year-round.

or a safe space for kids and pets. Out back, you'll find a generously sized garden that's ideal for outdoor gatherings, complete with a spacious patio for relaxing or dining al fresco. There's also a sturdy brick shed offering plenty of storage for tools, bikes, or gardening supplies. Families will appreciate being just a short stroll from local schools, while everyday errands and shopping are only a quick drive away. For commuters, easy access to Cargo Fleet Lane means getting where you need to go is simple and convenient.

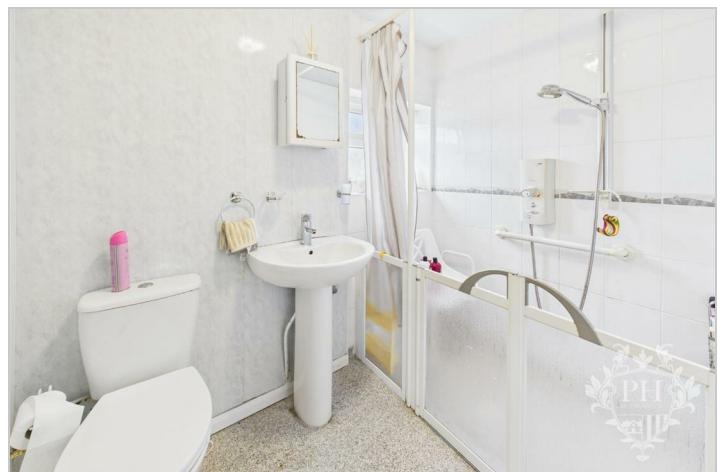
FAMILY BATHROOM

5'3" x 7'5" (1.60m x 2.26m)

The bathroom is designed in a wet room style, featuring a hand basin and a modern low-level toilet. Bi-fold doors open to reveal a spacious shower area, complete with an electric shower and tiled walls. A frosted UPVC double-glazed window allows for natural light while maintaining privacy, and a radiator ensures the space stays comfortable and warm.

EXTERNAL

This home features a charming, fenced front garden—perfect for a splash of color with seasonal flowers



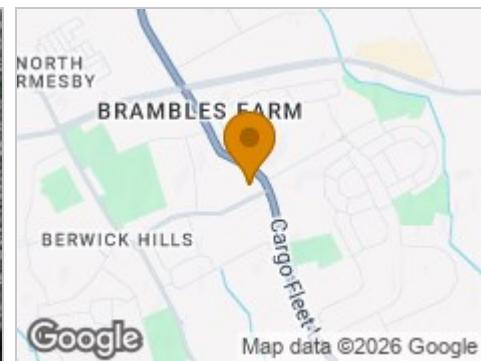
Road Map



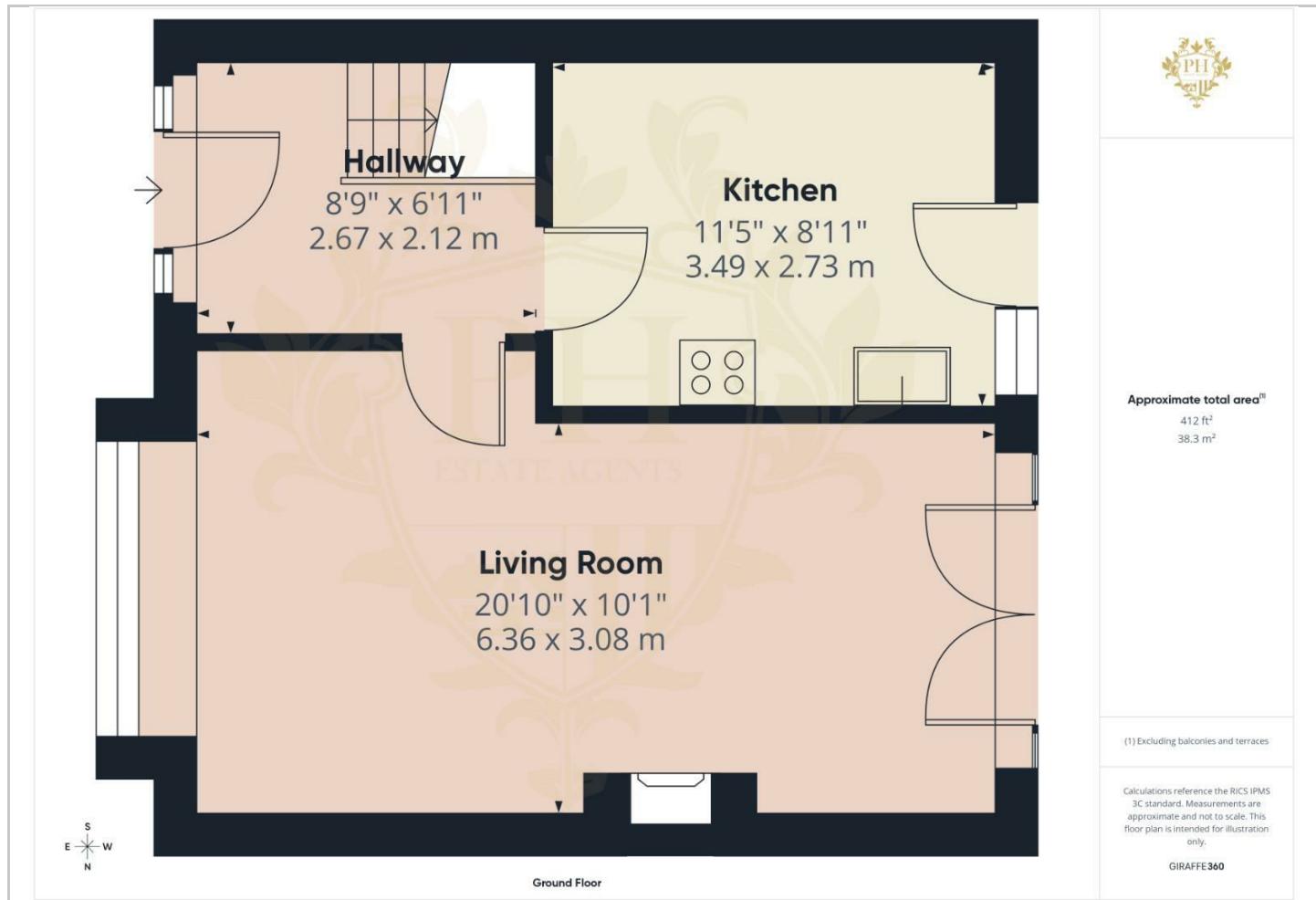
Hybrid Map



Terrain Map



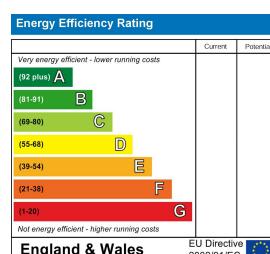
Floor Plan



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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