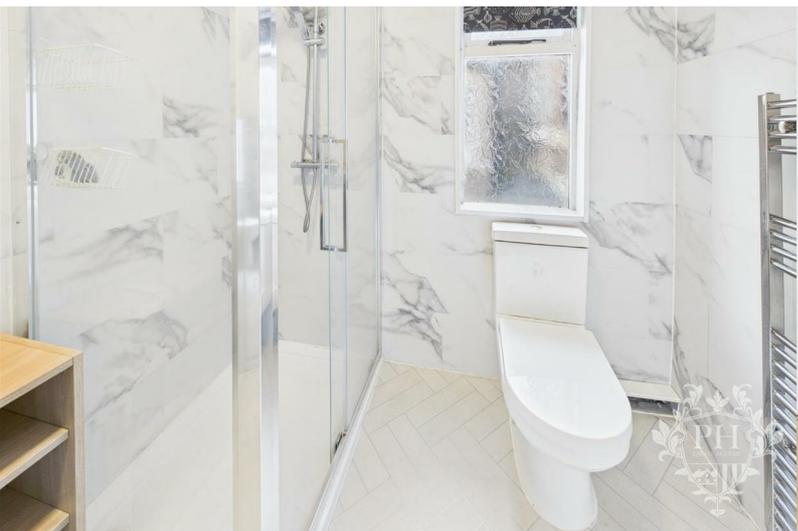




119 Kings Road  
, North Ormesby, TS3 6EY

£650 PCM



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## Entrance Hall

9'9" x 2'10" (2.98 x 0.88)

Stepping through the white wooden door from the cozy, flower-lined garden, you find yourself in a sunlit hallway. Warm light spills across polished floors, guiding you toward the welcoming reception and dining room on one side, and a staircase that leads gracefully up to the first floor.

## Open Plan Living/Dining Room

27'5" x 10'5" (8.37 x 3.18)

At the front of the room, you'll find a spacious living area, large enough to comfortably accommodate a two-piece sofa set along with extra storage units. This inviting space features a sizable window that lets in plenty of natural light, a classic radiator to keep things cozy, and a charming fire surround housing a traditional coal fire—perfect for relaxing evenings. Toward the back of the room, the dining area offers ample room for a full-sized dining table and is equipped with its own window and an additional radiator to ensure warmth. From here, you can easily access the kitchen, as well as a convenient understair storage cupboard, providing plenty of options for organization and daily living.

## Kitchen

14'6" x 9'2" (4.44 x 2.81)

Tucked away at the back of the house, the kitchen features a striking collection of navy cabinets—wall-mounted, base, and deep drawers—that offer plenty of storage and a bold pop of color. The light countertops create a crisp contrast against the rich cabinetry, while a built-in oven sits neatly below a sleek electric hob, giving the space a modern, functional feel. There's ample room for your own free-standing appliances, whether it's a dishwasher or a roomy fridge. Natural light pours in through a window overlooking the rear yard, and a door beside it opens directly outside, making it easy to step out with your morning coffee or bring in groceries. A radiator keeps the room cozy year-round.

## split level landing

The split level landing gains access to the three spacious bedrooms and family bathroom.

## Bedroom One

15'5" x 12'9" (4.71 x 3.91)

The first bedroom is located at the front of the house, where sunlight pours in through two large windows, creating a bright and

welcoming atmosphere. The space is generous enough to comfortably fit a double bed, and features built-in wardrobes that provide ample storage without sacrificing floor space. A radiator keeps the room cozy year-round.

### Bedroom Two

11'10" x 8'7" (3.62 x 2.63)

The second bedroom sits at the heart of the first floor, offering plenty of space for a double bed as well as larger wardrobes or dressers. Soft carpeting covers the floor, creating a cozy feel, while a window lets in natural light during the day. A radiator ensures the room stays comfortable year-round.

### Bedroom Three

7'4" x 9'4" (2.26 x 2.85)

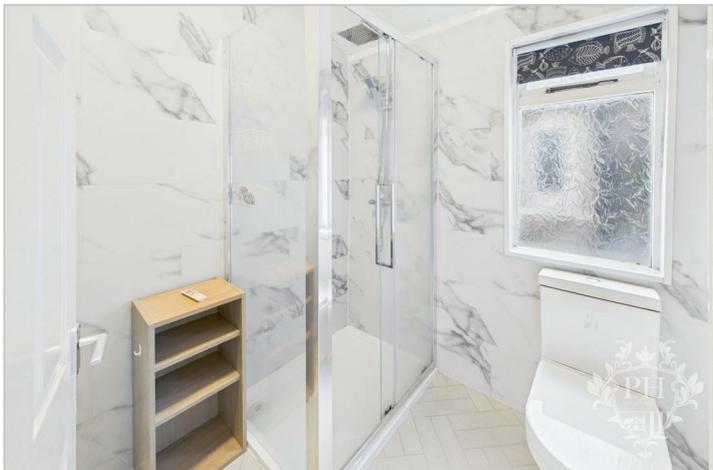
The third bedroom is tucked away at the back of the property, offering a quiet retreat with

just enough room for a single bed and a few larger storage pieces. Natural light filters in through the window, while a radiator keeps the space warm and cozy. The soft carpeting underfoot adds a touch of comfort to this compact, private corner of the home.

### Shower Room/WC

5'1" x 6'8" (1.55 x 2.05)

The bathroom features a sleek, contemporary three-piece suite, including a spacious walk-in shower cubicle fitted with a glass screen and a thermostatic shower for precise temperature control. A stylish hand basin and a low-level toilet complete the set. Modern wall tiles add a fresh, polished look, while a chrome heated towel rail offers both warmth and convenience. Natural light filters in gently through a frosted window, ensuring privacy without sacrificing brightness.



## Road Map



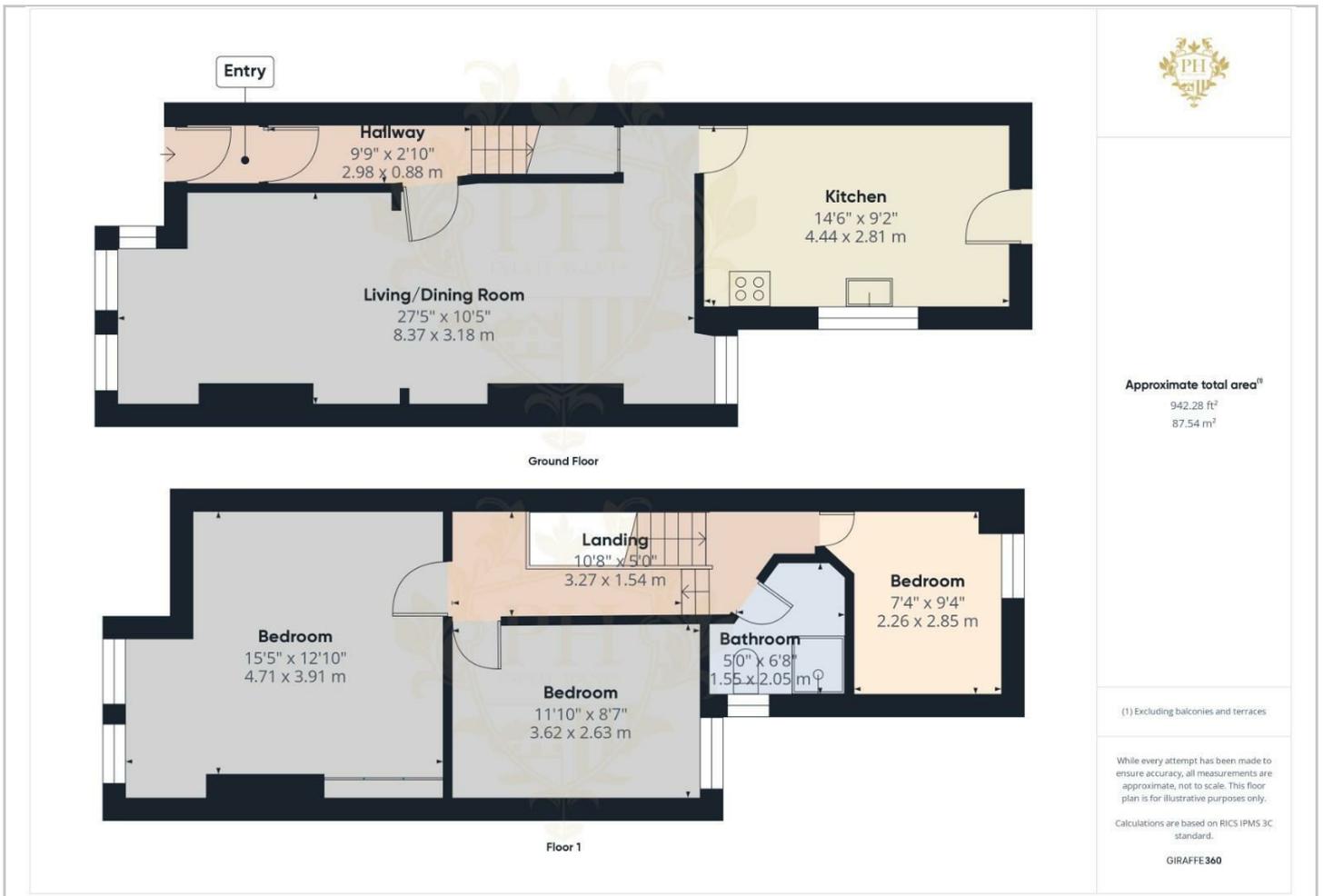
## Hybrid Map



## Terrain Map



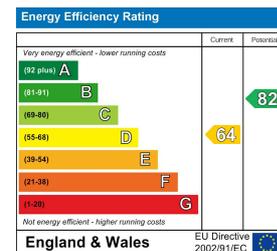
## Floor Plan



## 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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