



22 Cranford Avenue , Middlesbrough, TS6 0AU

£120,000



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HALLWAY

13'3" x 6'6" (4.04m x 1.98m)

Step through the double glazed UPVC front door, leaving the garden behind as you enter a bright, welcoming hallway. Sunlight streams in, illuminating the space and guiding you toward the reception room, the spacious kitchen and dining area, or up the staircase to the first floor.

RECEPTION ROOM

13'9" x 11'6" (4.19m x 3.51m)

The reception room is situated at the front of the property, inviting natural light through a generous bay window that frames the space. Designed for both comfort and practicality, it easily fits a two-piece suite with room to spare for additional storage units. A radiator sits beneath the window, ensuring the room stays warm and welcoming throughout the year.

KITCHEN/ DINER

10'1" x 6'5" - 13'10" x 12'5" (3.07m x 1.96m - 4.22m x 3.78m)

Tucked away at the back of the house, the kitchen is both stylish and practical. It features sleek grey cabinets along the walls and beneath the countertops, offering plenty of storage in the form of wall units, base cupboards, and deep drawers. The modern

worktops give the space a clean, contemporary feel, complemented by a built-in oven and designated areas for your larger free-standing appliances. To the right, the room opens up into a welcoming dining area, centered around a versatile island that's perfect for casual meals or entertaining guests. Sunlight pours in through a set of french doors, which lead directly out to the rear garden, creating a seamless flow between indoor and outdoor living.

LANDING

8'10" x 3'1" (2.69m x 0.94m)

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

BEDROOM ONE

10'9" x 10'9" (3.28m x 3.28m)

The first bedroom sits at the front of the house, catching natural light through its generous window and offering a welcoming view of the neighborhood. The space easily fits a double bed with room to spare for larger wardrobes or dressers, and a radiator keeps the room comfortable year-round.

BEDROOM TWO

13'11" x 9'8" (4.24m x 2.95m)

Tucked away at the back of the property, the

second bedroom offers a peaceful retreat, spacious enough to comfortably fit a double bed as well as larger storage pieces. It features sleek sliding door wardrobes for effortless organization, a window that fills the room with natural light, and a radiator to keep things cozy year-round.

BEDROOM THREE

7'4" x 8'5" (2.24m x 2.57m)

The third bedroom sits at the front of the house, where natural light spills in through a well-placed window. There's just enough room for a single bed, with space for a few storage units or a compact dresser. A radiator beneath the window helps keep the room cozy, making it a comfortable spot for a child, guest, or even a small home office.

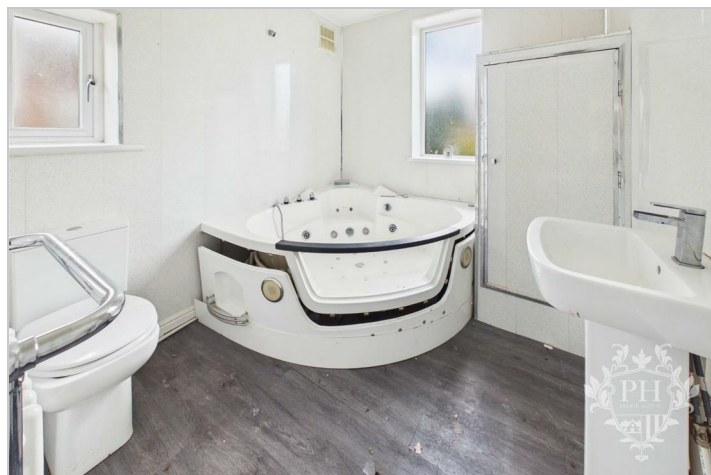
BATHROOM

8'3" x 7'5" (2.51m x 2.26m)

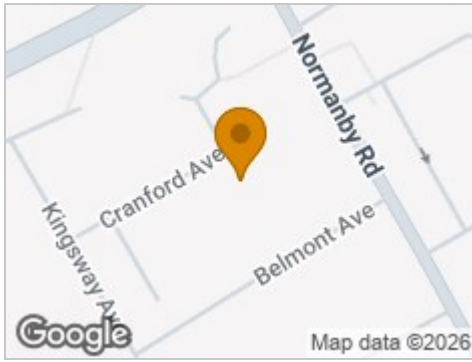
The bathroom features a well-appointed four-piece suite, offering a paneled jet corner bath for relaxing soaks, a separate shower cubicle, a sleek hand basin, and a modern toilet. Natural light filters in through a frosted window, while a radiator keeps the space comfortably warm.

EXTERNAL

This property features beautifully maintained front and rear gardens, providing plenty of space for relaxing outdoors or entertaining guests. You'll also enjoy the convenience of off-street parking. Located just a short stroll from local shops, cafes, and schools, the home offers easy access to everything you need for daily life.



Road Map



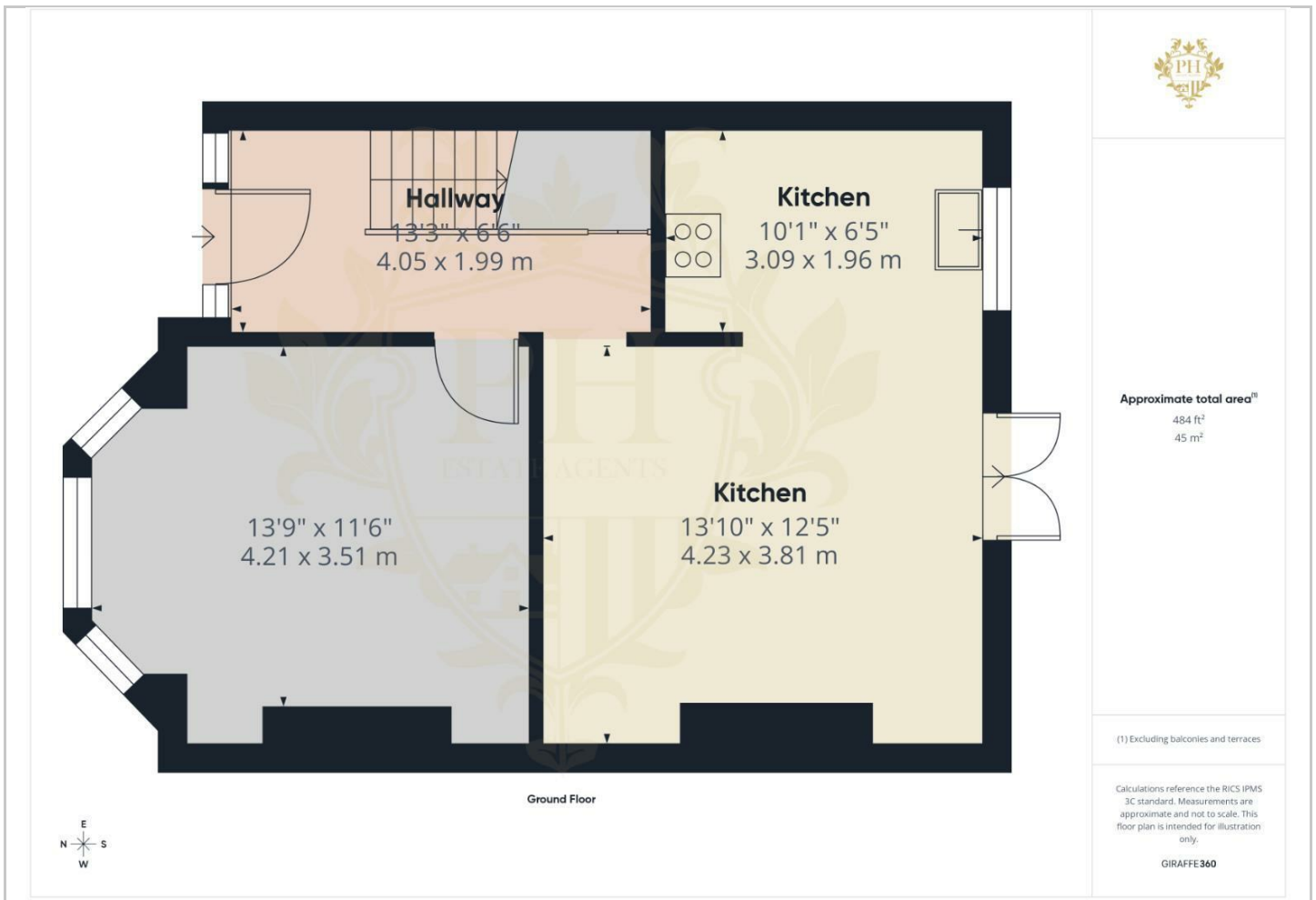
Hybrid Map



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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