



# 66 Premier Road

, Middlesbrough, TS3 8QP

£725 PCM





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## Exterior

This well-presented mid-terraced home offers a smart brick façade with a neat front lawn and paved pathway leading to the entrance. The property benefits from modern uPVC windows and doors, creating an attractive and low-maintenance exterior.

## Entrance Hall

The welcoming entrance hall provides access to the main living accommodation and staircase to the first floor, offering a bright and neutral first impression.

## Reception Room

The spacious open-plan living and dining room is beautifully presented with neutral décor and fitted carpet throughout. Generous in size, this versatile space comfortably accommodates both lounge and dining furniture. French doors to the rear allow plenty of natural light to flood the room and provide direct access to the garden, making it ideal for both everyday living and entertaining.

## Kitchen

The modern fitted kitchen features a range of contemporary wall and base units with contrasting work surfaces. Integrated appliances include an oven with electric hob

and extractor hood above, along with space for additional appliances. A rear door offers convenient access to the garden, while the stylish flooring and neutral finish create a clean and practical cooking space.

## Bedroom One

A generously sized double bedroom positioned to the front of the property, finished in neutral tones with fitted carpet and a large window allowing for plenty of natural light. The room offers ample space for wardrobes and additional furnishings.

## Bedroom Two

A further well-proportioned double bedroom overlooking the rear, featuring neutral décor and fitted carpet. This bright and comfortable room provides flexibility for a guest bedroom or additional family accommodation.

## Bedroom Three

The third bedroom is ideal as a single bedroom, nursery, or home office. Neutrally decorated and well-presented, it offers a pleasant outlook and practical layout.

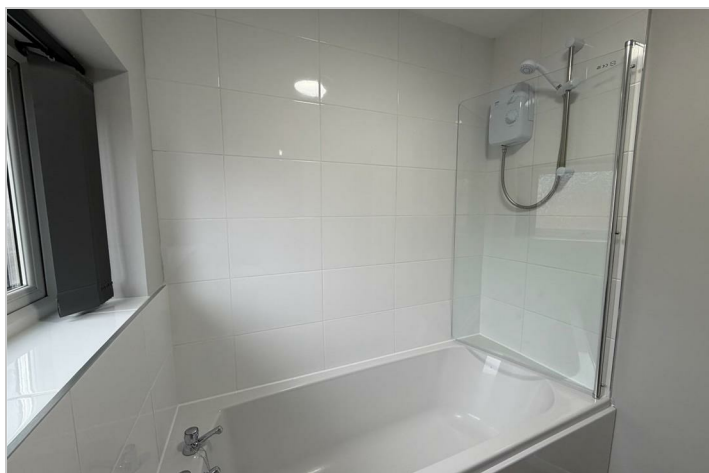
## Bathroom

The contemporary family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over and glass

screen, pedestal wash hand basin, and low-level WC. Fully tiled walls and modern flooring complete the clean and stylish finish.

### Back Garden

To the rear, the property benefits from a low-maintenance enclosed garden featuring a paved patio area and gravelled sections, ideal for outdoor seating and entertaining. A timber gate provides rear access, and fencing ensures privacy.



Road Map



Hybrid Map



Terrain Map



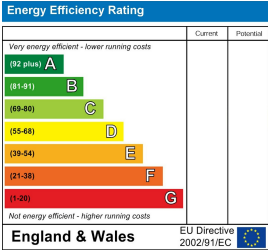
Floor Plan



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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