



PH ESTATE AGENTS



5 Gilkes Walk
, Middlesbrough, TS4 3RT

£995 PCM



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Entrance

The entrance of the property is accessed through a composite door. This leads you into the hallway, providing access to the dining room, living room, kitchen, downstairs WC and stairs to the first-floor accommodation. This room is neutrally decorated and benefits from a tiled floor.

Living room

The spacious living room has two sofas, TV stand, TV and sound bar. This room will benefit from a new carpet with double doors into the rear garden.

Dining room

The dining room is offered with a solid wood table, four chairs and a mirror on the wall.

Kitchen

The kitchen benefits from a range of wall, draw, and base units. It has an integrated fridge freezer oven and extractor fan dishwasher and it is supplied with a washing machine. This room benefits from a tiled floor and has a door leading into the rear garden. The items pictured within the property are included with the let.

The kitchen will be fitted with new worktops

and up stands with the added benefit of a new electric hob.

Landing

The landing provides access to the three bedrooms, family bathroom, storage cupboard and part-boarded loft with newly added light.

Bedroom 1

Benefiting from a new carpet, it has a single bed and bedding provided, bedside table and a double wardrobe for storage

Bedroom 2

Bedroom 2 benefits from a new carpet, it has a double bed, Large chest of drawers and cupboard for hanging storage. This room does have a small tv which the landlord is happy to leave but will not constitute part of the furnished inventory and in the event of breaking down will not be replaced.

Bedroom 3

Bedroom 3 is the master bedroom, featuring a bed, 2x chest of drawers, wardrobe, 2x bedside table with lamps and an alarm clock.

Family bathroom

The family bathroom features a modern 3-piece white suite with Lino flooring and an assortment of decorative items.

Ensuite

Featuring a two-piece white suit and shower enclosure with Lino flooring

Garden

The rear garden has a small patio, and grassed area with the added benefit of a clothes airer.

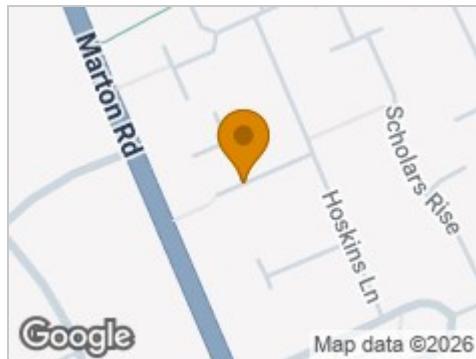
The garden will be having some new turf laid and the addition of an outside tap

Garage

The garage is accessed through a wooden door from the rear garden or an "up and over" door to the front. It benefits from newly installed lights and sockets and has shelves for storage.



Road Map



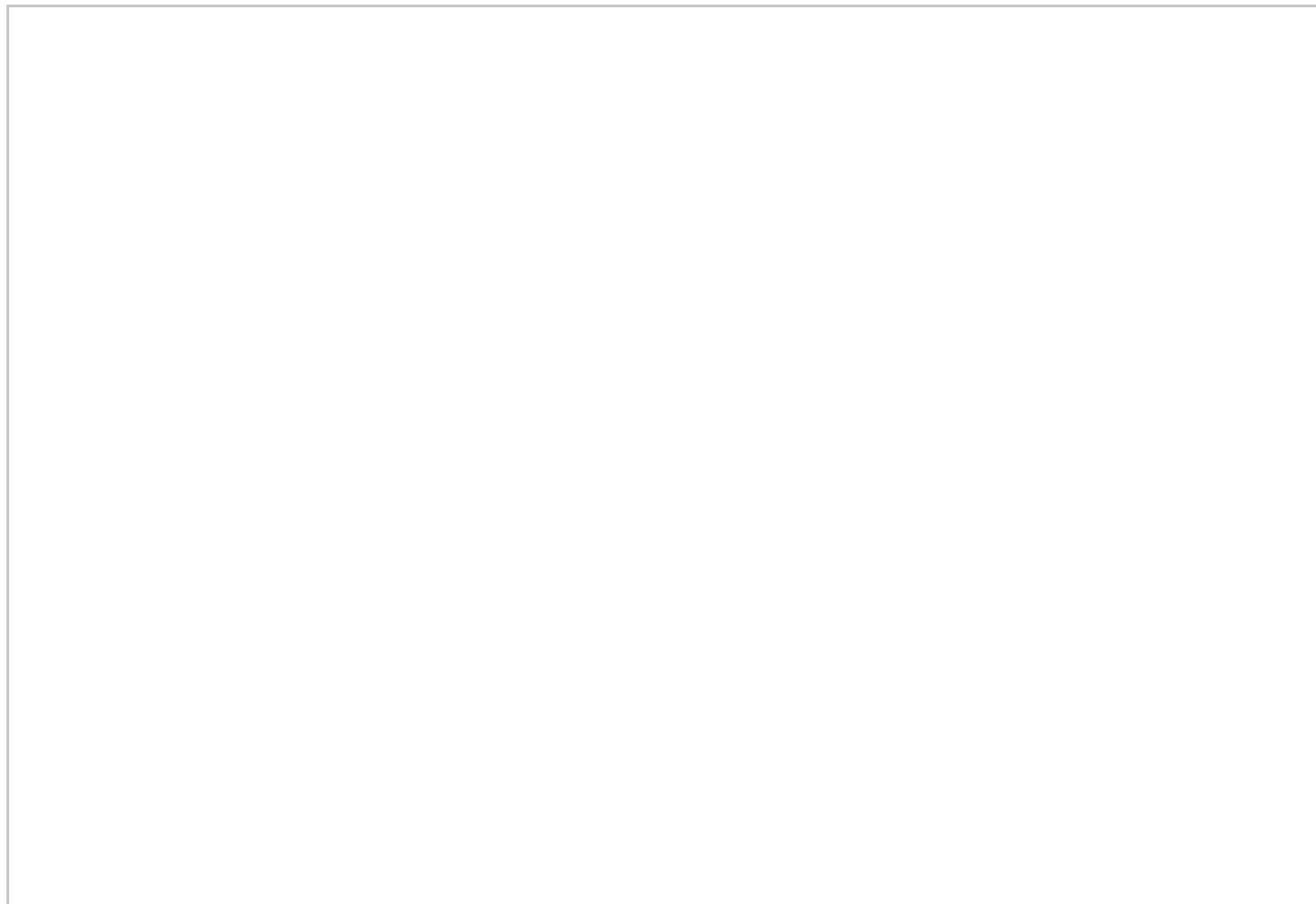
Hybrid Map



Terrain Map



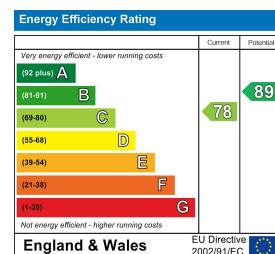
Floor Plan



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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