



## 90 Clough Close

, Middlesbrough, TS5 5ET

£750 PCM





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## ENTRANCE

The entrance to the property is through a classic white front door, featuring a glazed window that fills the entryway with natural light. As you step inside, you are greeted by a welcoming hallway that leads to the kitchen. Just off the hallway, you'll find a convenient downstairs W.C. Further along, the hallway opens up into a spacious reception area, perfect for relaxing or entertaining guests.

## GROUND FLOOR W.C

The downstairs W.C. features a modern two-piece suite, including a sleek hand basin and a low-level toilet. A frosted window allows for natural light while ensuring privacy, and the space is finished with stylish laminate flooring that's both practical and easy to maintain.

## KITCHEN

The kitchen has a modern design, featuring sleek grey cupboards that offer plenty of storage space. The contemporary look is complemented by wood-effect countertops, creating a warm contrast. An integrated oven and hob are seamlessly built into the cabinetry, adding to the clean, streamlined feel. The room is finished with easy-to-maintain laminate flooring that ties the whole space together with a polished look.

## RECEPTION ROOM

The spacious reception room features modern grey carpeting that adds a cozy and contemporary feel. The staircase is situated within this room, thoughtfully blending into the space without disrupting the openness. Large patio doors stretch across one wall, filling the room with natural light and offering a seamless transition into the back garden—perfect for indoor-outdoor living. There's also a striking fireplace, giving the room a welcoming focal point and providing warmth and character to this generous, versatile living area.

## LANDING

The landing serves as a central point upstairs, providing access to both bedrooms and the family bathroom. It's finished with soft grey carpeting underfoot, which pairs beautifully with the crisp white walls and banister, creating a fresh and modern feel. The space is bright and inviting, guiding you naturally to each of the upstairs rooms.

## BEDROOM ONE

The main bedroom is generously sized, offering plenty of space for furniture and relaxation. Two large window lets in an abundance of natural light, making the room feel bright and airy throughout the day. Soft grey carpeting

covers the floor, providing warmth and comfort underfoot, while the clean white walls create a fresh, modern backdrop for any décor style.

### BEDROOM TWO

This bedroom features a large window that floods the space with natural light, making it feel bright and welcoming. The room is finished with soft grey carpets for a cozy touch, paired with crisp white walls that enhance the sense of space. A built-in cupboard provides convenient storage, keeping the room neat and uncluttered.

### FAMILY BATHROOM

The family bathroom is spacious and thoughtfully designed, featuring a generously sized bathtub. Above the bath is an gas shower, offering both convenience and versatility. The room includes a modern

two-piece suite with a sleek hand basin and a low-level W.C., all set against a fresh, clean backdrop that makes the space feel bright and inviting.

### EXTERNAL

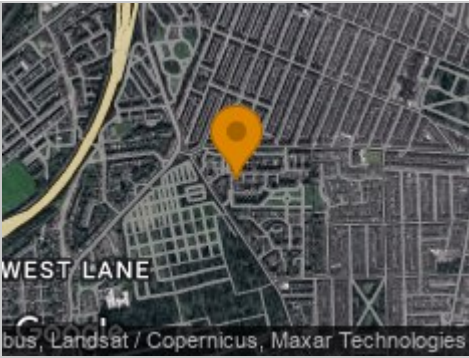
The back garden is easily accessed through the patio doors, creating a seamless flow between indoor and outdoor living. As you step outside, you're greeted by a paved patio area—an ideal spot for outdoor seating or dining. Beyond the patio, the garden opens up into a large expanse of lush grass, perfect for relaxation or play. A pathway leads you from the patio all the way to the rear of the garden, adding both structure and charm to the outdoor space.



Road Map



Hybrid Map



Terrain Map



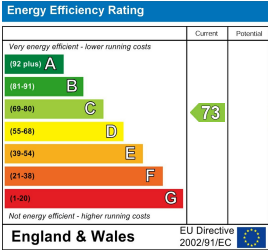
Floor Plan



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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