



# 12 Tunstall Street

, Middlesbrough, TS3 6PE

£550 PCM



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## ENTRANCE

Entering through a white UPVC double glazed door from the street into a small passage way which gains access to the reception/ dining room.

## RECEPTION/ DINING ROOM

At the front of the room lies the reception area, spacious enough to accommodate a cozy two-piece suite. The space is anchored by a central fireplace framed with a charming fire surround, flanked by a UPVC double-glazed window that lets in plenty of natural light. A radiator sits nearby, adding warmth and comfort. Towards the rear, there's a dedicated dining area, perfectly sized for a table where meals and conversations can unfold. This section also features a UPVC double-glazed window and its own radiator, ensuring a bright and cozy atmosphere. From this room, you can access both the staircase leading to the first floor and the kitchen beyond, making it a practical and inviting hub of the home.

## KITCHEN

The kitchen is outfitted with a collection of white wall cabinets, base units, and drawers, each accented by sleek black handles that pop against the crisp surfaces. Dark

countertops create a striking contrast, adding depth and character to the space. A built-in electric oven sits neatly below a gas hob, providing a convenient cooking setup. There's ample room for freestanding appliances, ensuring flexibility for your kitchen needs. Natural light floods in through a UPVC double-glazed window and door, which open onto the rear yard, linking the indoor space with the outdoors. Additionally, the kitchen offers direct access to the ground-floor bathroom, enhancing the home's flow and functionality.

## GROUND FLOOR BATHROOM

The ground floor bathroom features a crisp white three-piece suite, starting with a classic paneled bathtub equipped with a sleek mixer tap and a convenient shower attachment. Alongside it sits a stylish hand basin, paired with a low-level toilet designed for comfort and efficiency. The space is thoughtfully accented with partially tiled walls that catch the light, a warm radiator that adds a touch of coziness, and a frosted UPVC double-glazed window that bathes the room in soft, natural light while ensuring privacy.

## LANDING

The landing gains access to the three spacious bedrooms and loft.

### BEDROOM ONE

The first bedroom easily accommodates a cozy double bed along with spacious storage units, creating a practical and comfortable living space. Brightened by a UPVC double-glazed window, the room also features a warm radiator, ensuring comfort throughout the seasons.

### BEDROOM TWO

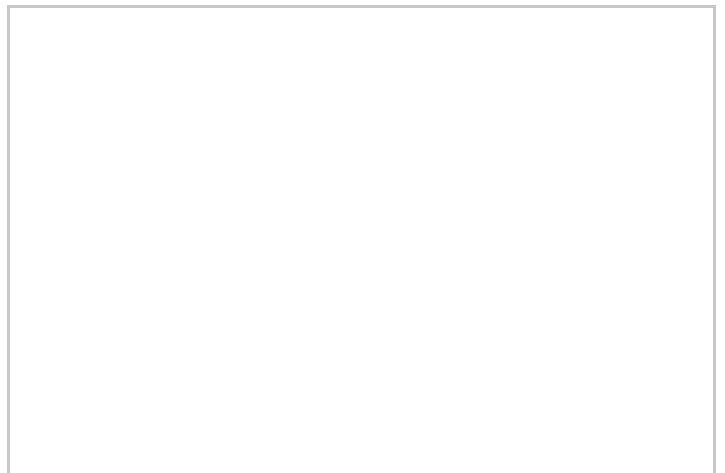
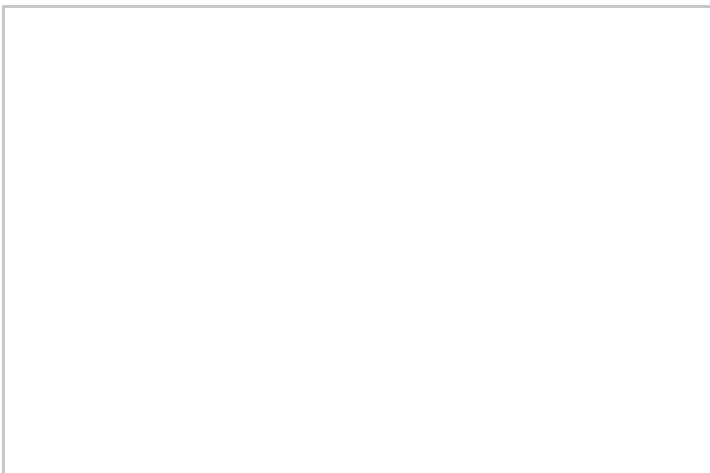
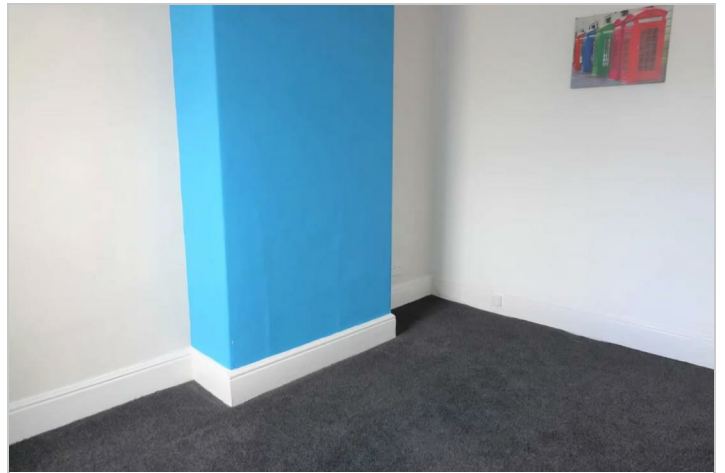
The second bedroom comfortably fits a double bed and can accommodate a few modestly sized storage pieces. It features a UPVC double-glazed window that lets in natural light while keeping the room well insulated. A radiator ensures warmth throughout the colder months, and soft carpeting underfoot adds a cozy touch to the space.

### BEDROOM THREE

The third bedroom offers just enough room to fit a single bed comfortably, along with a few compact storage units for essentials. Natural light filters in through a UPVC double-glazed window, while a radiator keeps the space warm and cozy. The soft carpet underfoot adds a touch of comfort to this modest but inviting room.

### EXTERNAL

The property features convenient on-street parking and a fenced, secure rear yard, perfect for privacy and outdoor relaxation. It's located just a brief stroll or quick drive from reliable bus routes that connect directly to Middlesbrough town centre and Teesside University, making daily commutes and errands simple and stress-free.



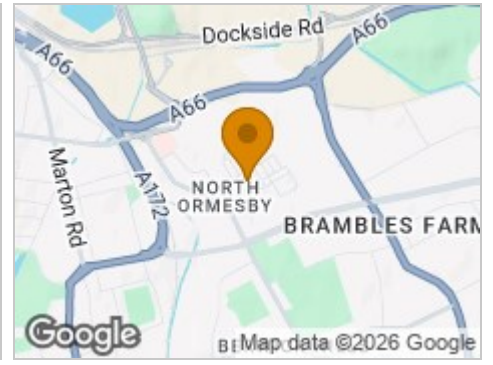
## Road Map



## Hybrid Map



## Terrain Map



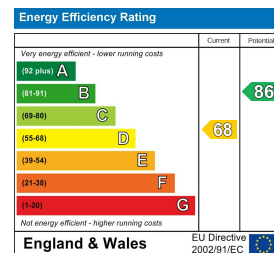
## Floor Plan



## 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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