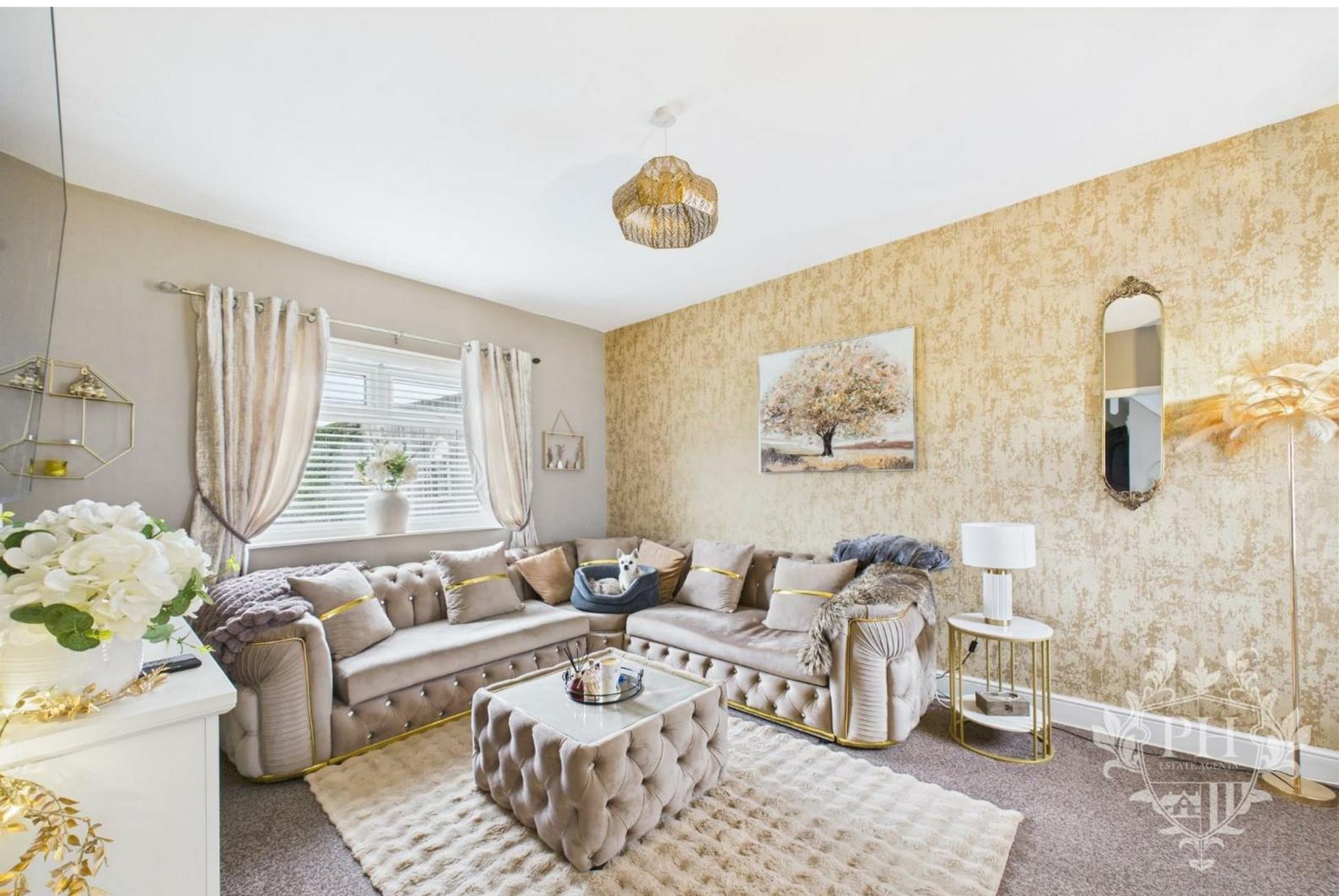


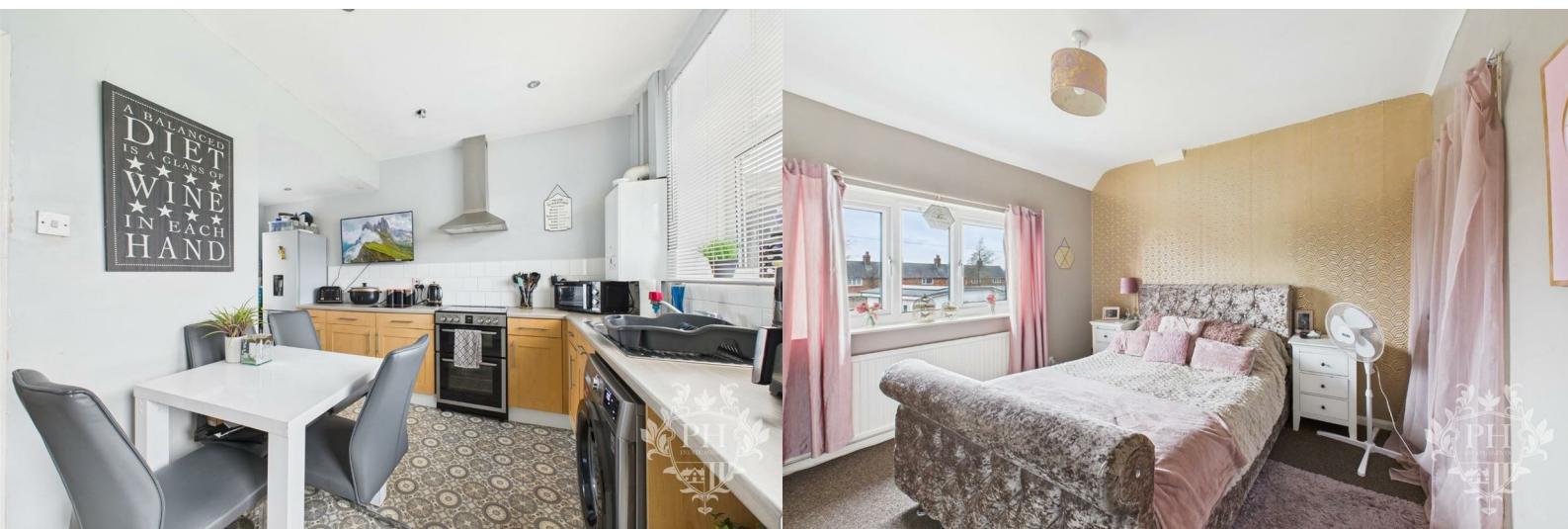


PH ESTATE AGENTS



20 Easson Street
, Middlesbrough, TS4 2SL

£115,000



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HALLWAY

9'11" x 6'0" (3.02m x 1.83m)

Step inside through a sleek UPVC door and you're greeted by a light-filled hallway, where sunlight spills across modern flooring and highlights the clean lines of the space. The hallway serves as a central hub, leading you effortlessly to the spacious reception room, a welcoming kitchen diner perfect for gatherings, a convenient ground floor w.c., and the staircase to the upper level. Thoughtful touches like discreet understair storage add both practicality and style to this inviting entrance.

RECEPTION ROOM

14'7" x 12'4" (4.45m x 3.76m)

The reception room is generously sized, filled with natural light from two wide UPVC double glazed windows. A classic fire surround serves as a focal point, while a radiator keeps the space warm and inviting. There's plenty of room for a spacious corner sofa, with additional space for storage units or shelving, making it both comfortable and practical for relaxing or entertaining.

KITCHEN DINER

8'1" x 12'4" - 6'2" x 5'11" (2.46m x 3.76m - 1.88m x 1.80m)

The kitchen features a generous selection of light wood cabinetry, including wall-mounted cupboards, base units, and deep drawers, all finished with sleek chrome handles that catch the light. Pale grey worktops stretch across the surfaces, offering a subtle contrast to the warmth of the wood. There's ample room for free-standing appliances, so you can tailor the space to your needs. Natural light pours in from two UPVC double

glazed windows at either end of the room, brightening every corner. A door opens out onto the patio, making it easy to step outside with your morning coffee or carry food out for al fresco meals. There's also enough space to tuck in a small dining table, perfect for casual meals or catching up over coffee.

GROUND FLOOR W.C

The ground floor cloakroom features a modern two-piece suite, comprising a hand basin with chrome fittings and a low-level toilet, offering both style and convenience for guests and residents alike.

LANDING

2'6" x 4'1" (0.76m x 1.24m)

The split-level landing, comfortably carpeted underfoot, opens onto three generously sized bedrooms and a bright, welcoming family bathroom.

BEDROOM ONE

11'5" x 10'10" (3.48m x 3.30m)

Tucked away at the back of the property, the first bedroom offers a quiet retreat from the bustle of daily life. There's ample room here for a double bed, with enough floor space left over for generous wardrobes or a chest of drawers. Natural light spills in through a wide UPVC double glazed window, while a fitted radiator keeps the room warm and comfortable year-round. Thoughtful built-in storage makes it easy to keep this space tidy and organized.

BEDROOM TWO

8'6" x 14'7" (2.59m x 4.45m)

Tucked away at the rear of the property, the second bedroom offers a generous layout easily

accommodating a double bed and substantial storage furniture without feeling cramped. Natural light pours in through a UPVC double glazed window, while a well-placed radiator keeps the space comfortable year-round. Soft carpeting underfoot adds a touch of warmth and coziness, making this room inviting and practical in equal measure.

BEDROOM THREE

7'0" x 10'2" (2.13m x 3.10m)

The third bedroom is positioned at the front of the house, where natural light pours in through a large UPVC double glazed window. Spacious enough to accommodate a double bed with room to spare, it easily fits larger wardrobes or storage units without feeling cramped. A radiator beneath the window keeps the room warm and inviting throughout the colder months.

FAMILY BATHROOM

5'7" x 8'0" (1.70m x 2.44m)

The bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub fitted with an electric shower overhead, a sleek hand basin, and a modern low-level toilet. Natural light

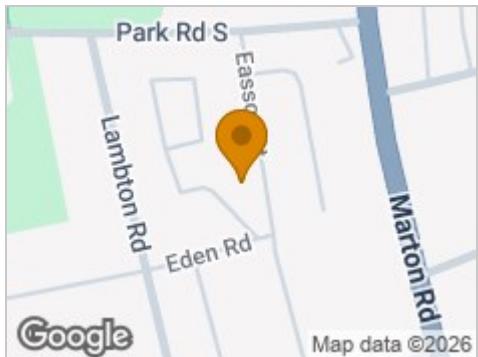
filters gently into the space through a frosted UPVC double-glazed window, ensuring privacy while brightening the room. A radiator provides warmth on chilly mornings, and the practical, easy-to-clean lino flooring adds both comfort and durability underfoot.

EXTERNAL

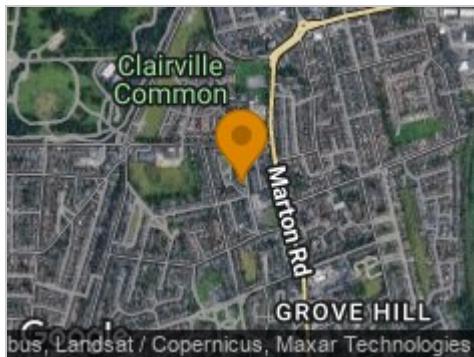
This home features spacious front and rear gardens, providing plenty of room for outdoor activities or relaxing in the fresh air. A private driveway offers convenient parking for one car. Ideally situated, the property is just a short stroll from local shops, well-regarded schools, and James Cook Hospital, making everyday errands and commutes a breeze.



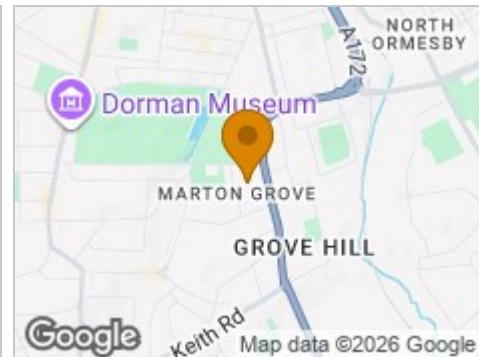
Road Map



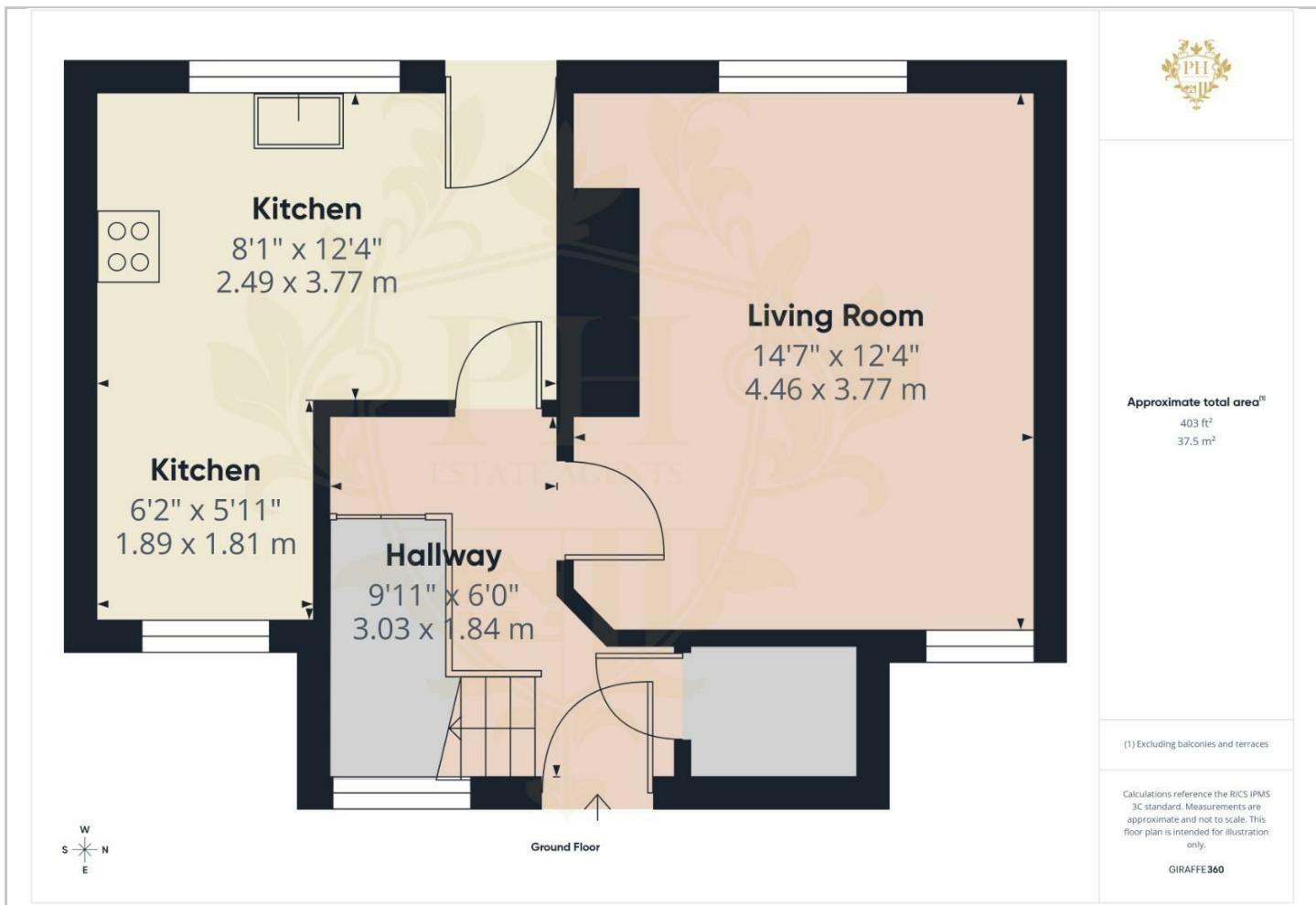
Hybrid Map



Terrain Map



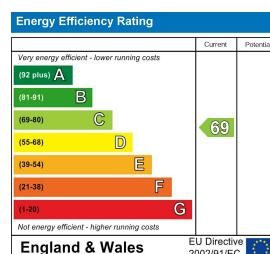
Floor Plan



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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