



Church Lane Middlesbrough, TS6 9QR

| Completely Renovated From The Ground Up | Open Plan Modern Grey Dining Kitchen | Luxury Bathroom Suite With Rainfall Shower & Double Ended Bath | Cast Iron Multi-Fuel Log Burner To Living Room | Two Large Bright Bay Windows | Rewired | Damp Proofed | Plastered | Security Alarm System, CCTV & External Lighting Fitted | Combination Boiler Heating System | Rendered Externally Including Garage | Generous Plot Size With Ample Off Road Parking & A Pleasant Rear Garden With Decking | **SOLD WITH NO ONWARD CHAIN / AVAILABLE NOW** | Online Virtual Tour Walkthrough Available To View Here |

Completely Refurbished To The Highest Of Standards

Rewired, Damp Proofed, New Combi Boiler Heating System, Windows & Doors

Luxury Fitted Kitchen & Bathroom Suite

Luxury Flooring, High Quality Fixtures & Fittings Included

CCTV System & External Lighting

SOLD WITH NO ONWARD CHAIN

Offers Over £190,000

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ENTRANCE VESTIBULE 3' 0" x 2' 9" (0.91m x 0.84m)

PVC double glazed insert multi-locking external door and a solid timber glazed door into hallway.

CLOAKS/STORAGE

With PVC double glazed window, fitted vertical blinds, wall mounted Ideal Instinct combination boiler system (new)

HALL 3' 1" x 15' 5" (0.94m x 4.70m)

With cloaks/storage space, security alarm system, loft access hatch, Karndean flooring, doors to living room, kitchen and three bedrooms.

LIVING ROOM 13' 11" x 13' 11" (4.24m x 4.24m)

A bright and spacious living room with PVC double glazed bay window, fitted vertical blinds, central heated radiator, original solid wood flooring, cast iron multi-fuel burner inset to a Victorian surround and slate hearth.

DINING KITCHEN 11' 6" x 9' 3" (3.50m x 2.82m) *extending into dining area 14' 3" (4.34m) max*

A modern yet contemporary extensive range of grey coloured soft closing wall, drawer and base units complimented by Quartz style work surfaces, inset ceramic sink with mixer tap, inset four ring gas hob, electric oven and grill, LED lit extractor hood, space for a concealed or integrated washing machine, space for fridge freezer, space for dining table and chairs, luxury fitted downlights, Karndean flooring, central heated radiator, two PVC double glazed windows with fitted blinds, door to bathroom and a PVC double glazed inset multi-locking external door with perfect fit venetian blind leading to the rear garden.

BATHROOM 6' 3" x 8' 4" (1.90m x 2.54m)

A luxury fitted bathroom with double ended bath, mixer tap with hand attachment, rainfall shower over, half tiled walls, high level WC, hand wash basin, chrome ladder radiator, PVC double glazed window with fitted vertical blinds and Karndean flooring.

BEDROOM ONE 10' 4" x 12' 5" (3.15m x 3.78m)

A double bedroom to the front aspect with PVC double glazed bay window, fitted vertical blinds, central heated radiator and original solid timber flooring.

BEDROOM TWO 11' 7" x 11' 5" (3.53m x 3.48m)

A second double bedroom to the rear aspect with PVC double glazed window, fitted vertical blinds, central heated radiator and original solid timber flooring.

BEDROOM THREE 7' 1" x 8' 9" (2.16m x 2.66m)

A single third bedroom with PVC double glazed window, fitted vertical blinds, central heated radiator and original solid timber flooring.

FRONT GARDEN & DRIVEWAY

Landscaped slate front garden, ideal for additional off road parking, with a long driveway leading to the garage and rear garden. Also with outdoor lighting & CCTV system.

GARAGE 20' 11" x 13' 2" (6.37m x 4.01m)

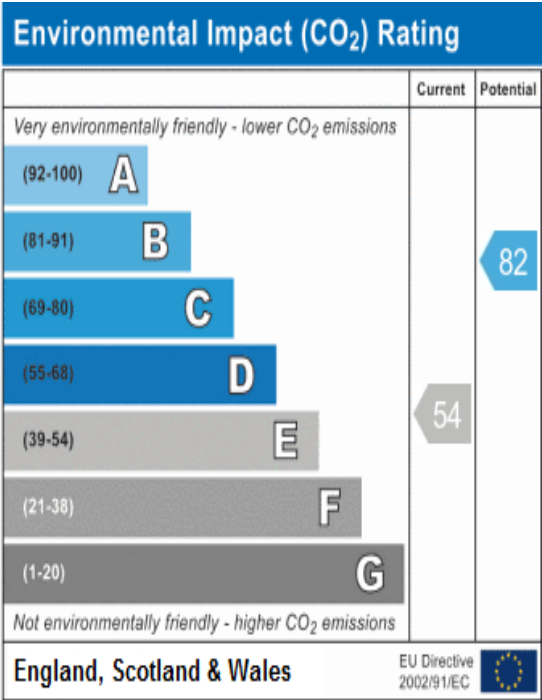
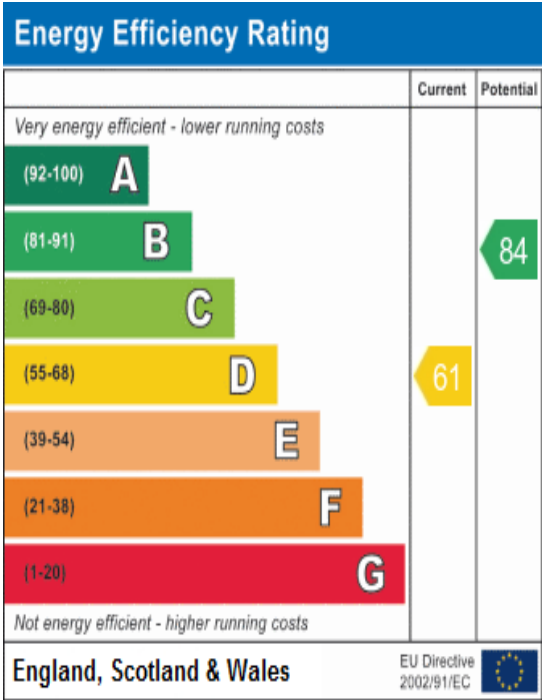
Equivalent size to a double garage with up and over door, light, power points, roof storage space, two PVC double glazed window and an external door to the rear garden.

REAR GARDEN

A very generous and private rear garden with laid lawn, decking, external power and water points, side access to driveway and door to garage.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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