



Guildford Road Middlesbrough, TS6 0PZ

| A Modern EXTENDED Three Bedroom Semi-Detached House Situated To The Very Desirable & Sought After Conquest Estate Of Normanby | This SUPERB First Time Buyer/Family Home Comprises In Brief From Entrance Hall, Bright & Spacious Open Plan Living/Dining Room Opening Into The Extended Modern Kitchen With French Doors Opening Into The Pleasant South Facing Sun Trap Rear Garden, Ground Floor White Suite Bathroom With Shower & Glass Screen Over, Three Spacious Bedrooms To The First Floor, Front Lawned Garden, Long Driveway For Ample Off Road Parking Leading To A Single Brick Garage | Combination Boiler Central Heating System & UPVC Double Glazed Windows & External Doors | Modern & Neutral Decor Throughout | Sold With A Range Of Luxury Fitted Carpets, Flooring, Fixtures & Fittings | Viewings Available Now

An EXTENDED Three Bedroom Semi-Detached Family/First Time Buyer Home

White Suite Bathroom With Shower & Glass Screen Over Bath

Long Driveway & A Detached Brick Garage

Modern Open Plan Living/Dining Room Into The Kitchen & Rear Garden

Three Good Sized Bedrooms

South Facing Sun Trap Rear Garden With Patio, Lawn & Decking

£159,995

Guildford Road Middlesbrough, TS6 0PZ

HALLWAY 9' 7" x 5' 5" (2.92m x 1.65m)

LIVING ROOM 21' 6" x 10' 1" (6.55m x 3.07m)

DINING AREA 8' 0" x 5' 10" (2.44m x 1.78m)

KITCHEN 14' 0" x 8' 3" (4.26m x 2.51m)

BATHROOM 6' 5" x 5' 4" (1.95m x 1.62m)

FIRST FLOOR

LANDING 2' 10" x 7' 8" (0.86m x 2.34m)

BEDROOM ONE 9' 9" x 10' 8" (2.97m x 3.25m)

BEDROOM TWO 11' 7" x 7' 11" (3.53m x 2.41m)

BEDROOM THREE 8' 5" x 7' 9" (2.56m x 2.36m)

FRONT GARDEN & DRIVEWAY

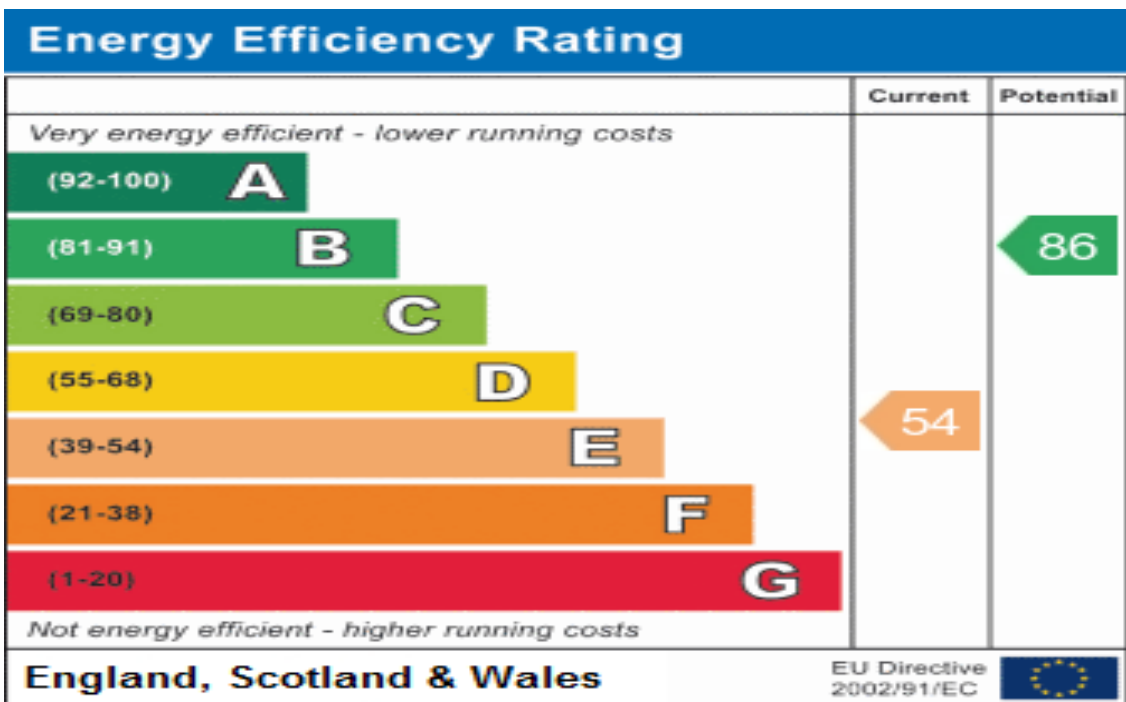
GARAGE

REAR GARDEN

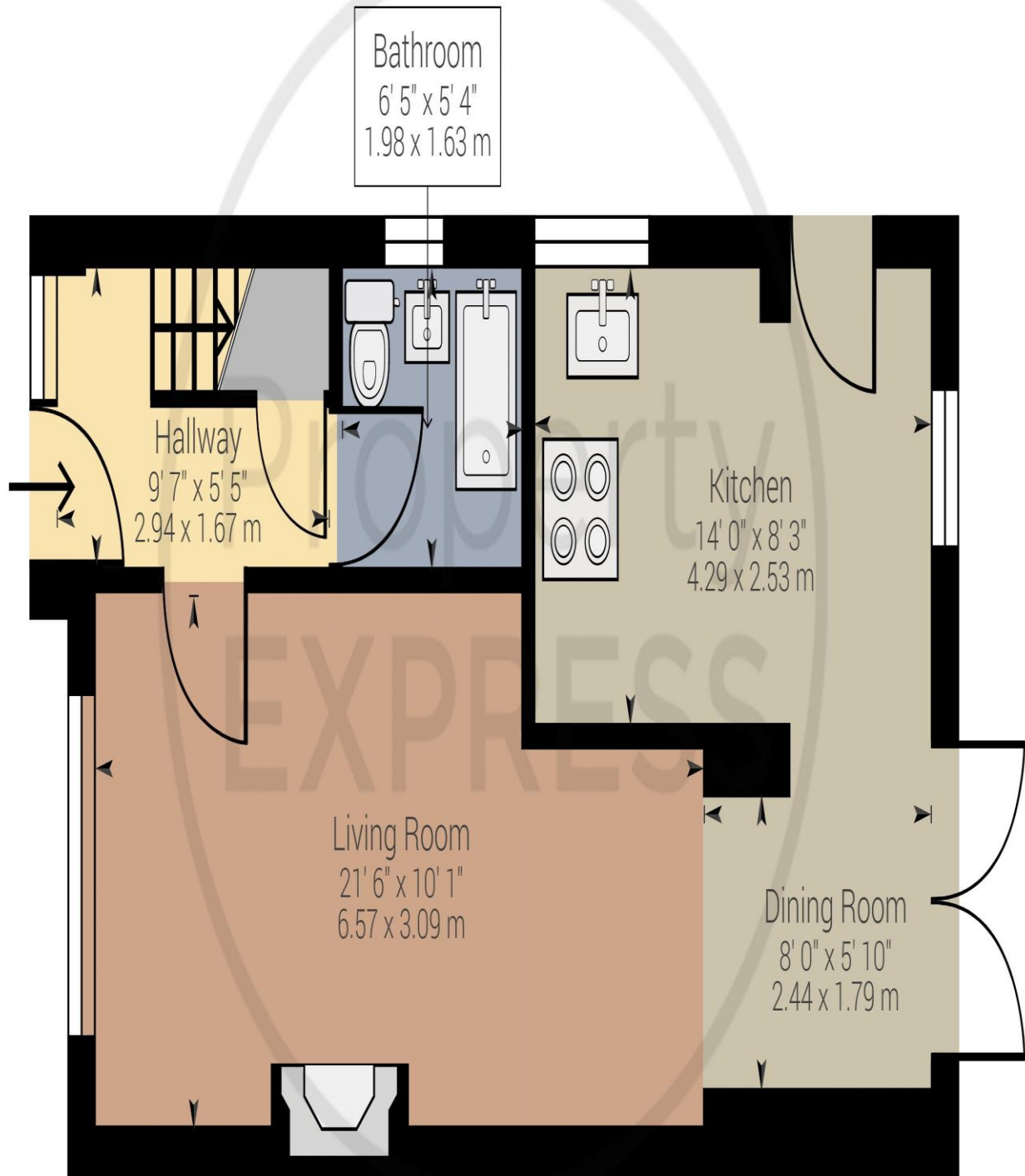
With patio, laid lawn and decking.



Guildford Road Middlesbrough, TS6 0PZ



Guildford Road Middlesbrough, TS6 0PZ



Approximate net internal area: 466.77 ft² / 43.36 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.