



## 46 Harrogate Crescent

, Middlesbrough, TS5 6PS

**£245,000**



Igomove are delighted to present this exceptionally spacious and modern, extended semi-detached property in the highly desirable area of Harrogate Crescent in Linthorpe. Harrogate Crescent is excellently located, with a host of amenities right on its doorstep including shops, cafes and leisure facilities as well as highly regarded schools which can all be reached within a short walking distance. This home has been meticulously upgraded and extended, offering a spacious and open layout, perfect for a variety of buyers. The property boasts a fantastic corner plot, offering a large garden with an even patio to greenery ratio. This beautiful home offers plenty of scope to personalise if you wish as well as being in turnkey condition briefly comprising of four bedrooms, two bathrooms, a large extended open plan kitchen/dining area, two reception rooms and a utility room.





The attention to detail which is a real feature throughout this stunning home is immediately obvious with it's instant curb appeal. Upon entering the property, you are met with the entrance hall which plays host to the spacious and elegant lounge that blends classic and contemporary elements. This space is tastefully decorated, located to front aspect and is flooded with natural light. Moving through the lounge, you find the hub of the home which is the newly refurbished and extended kitchen and living space. From its bespoke units to integrated appliances and breakfast island, this is the perfect place to entertains your guests. Here also lies a utility room, separate dining space and vestibule for alternative access to the rear. An inner hallway leads you into the bedroom, and downstairs bathroom. The bathroom comprises of a walk-in shower, free standing bath, wash basin and WC.

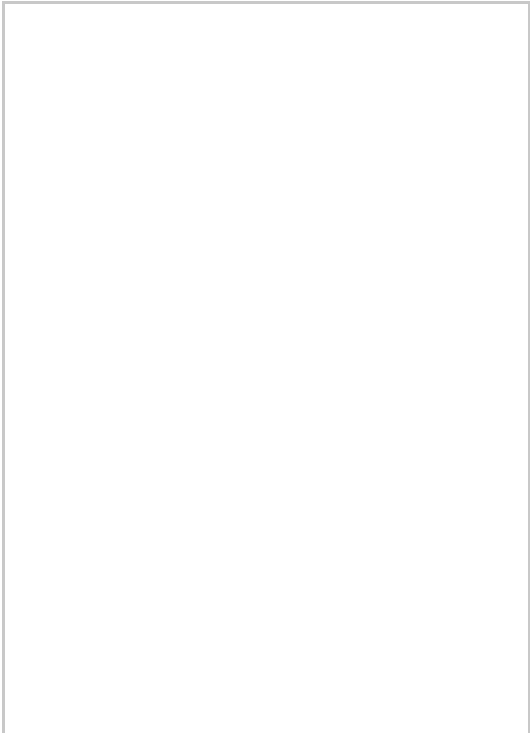
Moving upstairs are three beautifully proportioned and well maintained bedrooms, the master of which lies to front aspect, offers large fitted wardrobes as well as ample living space. The second bedroom, currently used as a study, benefits from a cupboard for storage. The spacious single bedroom, to front aspect, also benefits from a cupboard for storage. The bathroom comprises of a walk in shower, wash basin and WC.

Externally, the property offers a spacious and well maintained garden to the rear. Here also lies ample block paved patio space for seating and entertaining as well as a brick built outhouse, with electric points and space for additional storage, adding versatility. The rear garden also has 2 electric points, and a secondary storage shed. Possessing one of the bigger plots in the area, this property will certainly appeal to a variety of buyers looking for their perfect home. Make it your own and book your viewing today. Igomove are open 7 days a week.

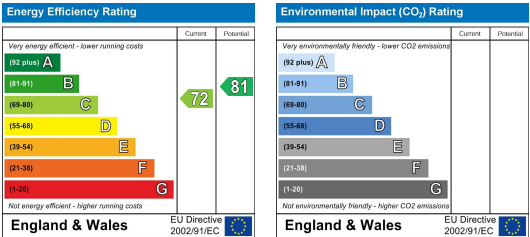
Area Map



Floor Plan



Energy Efficiency Graph



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