



Hoskins Lane, Middlesbrough TS4 3RR

welcome to

Hoskins Lane, Middlesbrough

A pleasantly situated three bedroom terrace home situated close to James Cook Hospital. Externally this home offers a driveway to the front and an easily maintained rear garden.

Entrance Hall

Entered via UPVC double glazed door and radiator.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

UPVC double glazed window to front, understair storage and radiator.

Inner Hallway

Stairs to first floor.

Downstairs W / C

Wash hand basin with mixer tap, plumbing for WC and radiator.

Kitchen

11' 11" x 8' 10" (3.63m x 2.69m)

Wall and base units with complimentary work surfaces, 1 1/2 sink/drainers with mixer tap, plumbing for washing machine, recess for dishwasher, integral electric oven, recess for fridge/freezer, four ring gas hob with extractor fan, radiator, UPVC double glazed French doors leading to rear garden and UPVC double glazed window to rear.

First Floor Landing

Stairs from inner hallway, stairs to second floor and radiator.

Bedroom 2

11' 11" (Maximum) x 11' 7" (Maximum) (3.63m

(Maximum) x 3.53m (Maximum))

UPVC double glazed window to front and radiator.

Bedroom 3

11' 11" x 7' 9" (3.63m x 2.36m)

UPVC double glazed window to rear and radiator.

Bathroom

Radiator, WC, wash hand basin, bath with mixer tap and wall mounted shower over with rainfall head.

Second Floor Landing Bedroom 1

16' 5" (Into recess) x 8' 6" (5.00m (Into recess) x 2.59m)

UPVC double glazed window to front and radiator.

En Suite

Single shower cubicle, WC, wash hand basin with mixer tap and skylight window to rear.





Externally

Rear Garden

Lawned area, patio area and hot tub area.

Front Garden

Driveway for off street parking.



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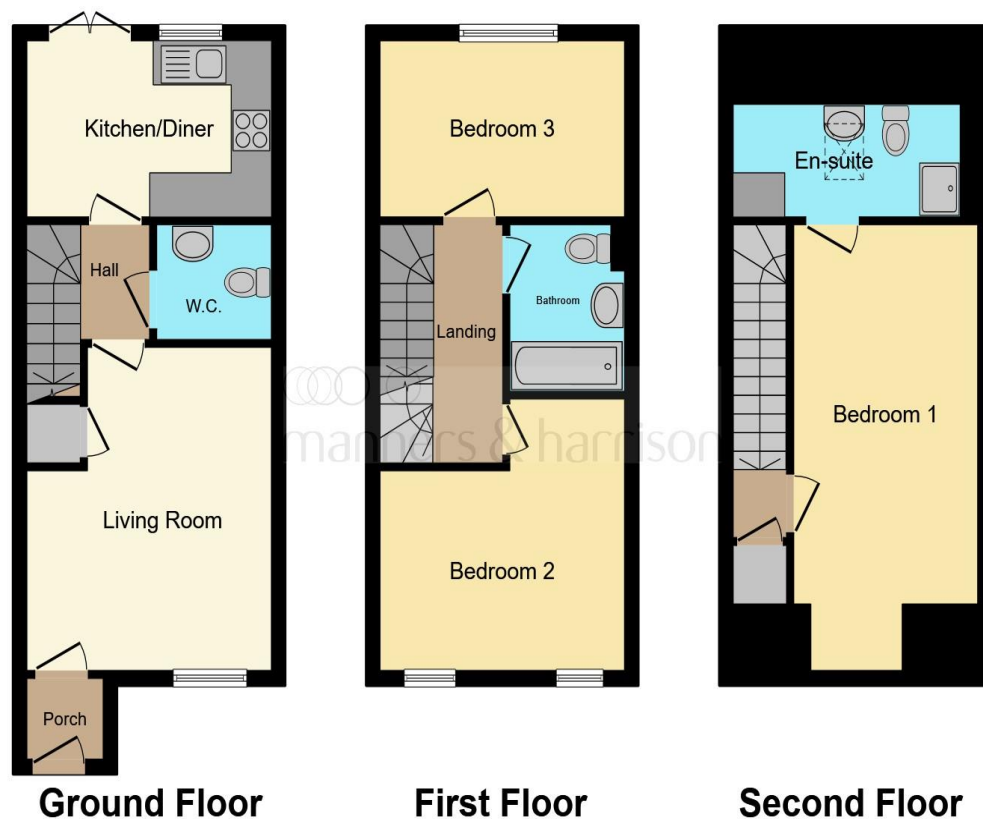
welcome to

Hoskins Lane, Middlesbrough

- THREE FLOORS
- MASTER WITH EN SUITE
- DOWNSTAIRS WC
- OFF STREET PARKING
- EASILY MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: B

£160,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
MAR109818 - 0003

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