



Montreal Place, MIDDLESBROUGH TS4 2LY

welcome to

Montreal Place, MIDDLESBROUGH

A 3 bedroom semi detached family home occupying a corner plot with access to a garage to the rear. Externally, this home hosts enclosed front and rear gardens with a garage to the rear.

Hallway

Enter through UPVC double glazed door, stairs to first floor, radiator, under stair storage.

Lounge/ Dining Room

24' 6" max x 17' 8" max (7.47m max x 5.38m max)
UPVC double glazed bay window to front, UPVC double glazed window to rear, radiator, under stair storage, TV point, telephone point.

Kitchen

10' 7" x 8' (3.23m x 2.44m)
Range of base and wall units with granite working surfaces, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to side, UPVC double glazed door to side, radiator, recess for fridge/freezer, recess for oven, stainless steel extractor fan, plumbing for washing machine, spotlight.

Landing

Stairs from hallway, UPVC double glazed window to side, loft access.

Bathroom

Heated towel rail, WC, wash hand basin with mixer tap, bath, wall mounted shower, UPVC double glazed window to rear.

Bedroom 1

13' 10" into bay x 11' 3" into recess (4.22m into bay x 3.43m into recess)
UPVC double glazed window to front, radiator.

Bedroom 2

9' 8" x 10' 10" max (2.95m x 3.30m max)
UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom 3

8' 10" x 6' 1" (2.69m x 1.85m)
UPVC double glazed window to front, radiator

Front Garden

Block paved patio





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welcome to

Montreal Place, MIDDLESBROUGH

- GARAGE
- ENCLOSED FRONT AND REAR GARDENS
- SPACIOUS LOUNGE/DINING ROOM
- FAMILY HOME
- SEMI-DETACHED

Tenure: Freehold EPC Rating: Awaiting

£130,000



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MAR109803 - 0002

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