



**Lodore Grove, Middlesbrough, TS5 8PB**

**welcome to**

## **Lodore Grove, Middlesbrough**

A beautiful three bedroom semi-detached family home located within Acklam. Externally this home hosts a driveway to the front leading to the garage and rear garden.

### **Entrance Hall**

Entered via UPVC double glazed door, UPVC double glazed window to side, stairs to first floor, understair storage cupboard and radiator.

### **Open Plan Lounge / Diner**

31' 11" (Into bay window) x 12' 1" (Maximum) ( 9.73m (Into bay window) x 3.68m (Maximum) )

### **Downstairs W / C**

WC, wash hand basin with mixer tap UPVC double glazed window to rear and radiator.

### **Kitchen**

14' 10" x 9' 1" ( 4.52m x 2.77m )

A range of wall and base units with complimentary work surfaces, integral electric oven, four ring gas hob, UPVC double glazed window to side, plumbing for washing machine sink/drainers with mixer tap and pantry cupboard.

### **Landing**

Stairs from hall, UPVC double glazed window to side and loft access. The loft is boarded and has power and light.

### **Bedroom 1**

15' 2" (Into bay window) x 11' ( 4.62m (Into bay window) x 3.35m )

UPVC double glazed bay window to front, built in cupboard and radiator.

### **Bedroom 2**

13' 2" x 10' 11" ( 4.01m x 3.33m )

UPVC double glazed window to rear and radiator.





### **Bedroom 3**

9' 5" (Into bay window) x 8' ( 2.87m (Into bay window) x 2.44m )

UPVC double glazed window to front, UPVC double glazed bay window to side and radiator.

### **Bathroom**

UPVC double glazed window to rear, wash hand basin with mixer tap on a vanity unit, bath with mixer tap, WC and chrome heated towel rail.

### **Externally**

#### **Front Garden**

Stoned front garden with concrete imprint driveway with lawned section.

#### **Rear Garden**

Patio seating area, lawned area with access to garage via UPVC door to side.

#### **Garage**

Wooden single glazed window to side, power and light and up and over door.



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welcome to

## Lodore Grove, Middlesbrough

- FAMILY HOME
- OPEN PLAN LOUNGE / DINER
- DOWNSTAIRS WC
- MODERN BATHROOM
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: E

**£220,000**



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](http://www.focalagent.com)

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