



**Deighton Road, Middlesbrough, TS4 3QR**

**welcome to**

## **Deighton Road, Middlesbrough**

A tasteful 3 bedroom terraced family home located close to James Cook Hospital.

### **Entrance Porch**

Entered via UPVC double glazed door, UPVC double glazed windows and wooden double doors leading to:

### **Lounge**

14' 7" x 13' 10" ( 4.45m x 4.22m )

Wall mounted electric fire, radiator, TV point, telephone point, stairs to first floor.

### **Kitchen**

13' 9" x 9' 4" ( 4.19m x 2.84m )

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

### **Landing**

Stars from lounge and loft access.

### **Bedroom 1**

14' 2" x 10' 10" ( 4.32m x 3.30m )

UPVC double glazed window to front and radiator.

### **Bedroom 2**

11' 8" x 6' 5" (Maximum) ( 3.56m x 1.96m (Maximum) )

UPVC double glazed window to front and radiator.

### **Bedroom 3**

10' 4" x 7' 8" ( 3.15m x 2.34m )

UPVC double glazed window to rear, storage cupboard and radiator.

### **Bathroom**

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

### **Externally**

#### **Rear Garden**

Fence enclosed decking area, brick built storage and artificial lawn.

#### **Front Garden**

Small lawned garden.







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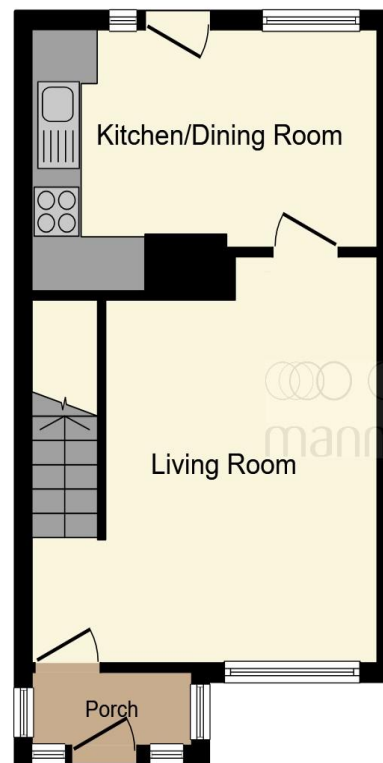
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## Deighton Road, Middlesbrough

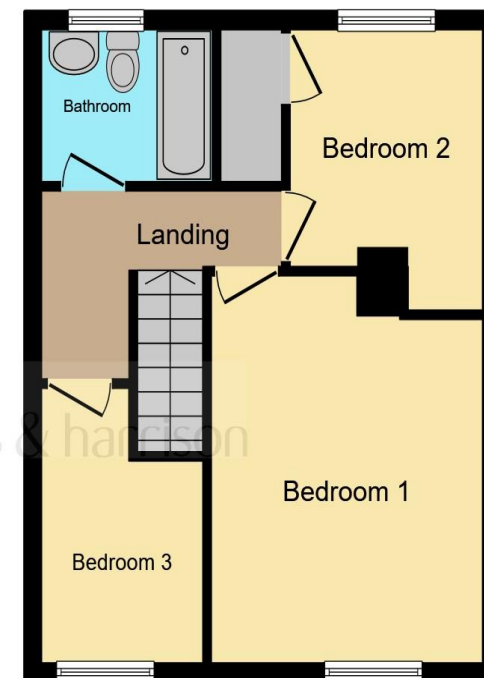
- TASTEFULLY DECORATED
- GOOD LOCATION
- GREAT FIRST TIME BUYER OPPORTUNITY
- THREE BEDROOMS
- EASILY MAINTAINED GARDEN

Tenure: Freehold EPC Rating: D

**£105,000**



Ground Floor



First Floor

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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