



Sledmere Drive, Middlesbrough, TS5 7LQ

welcome to

Sledmere Drive, Middlesbrough

This stunning 3-bedroom semi-detached Dormer Bungalow, located in the peaceful Tollesby area, is a must-see property. It features a spacious driveway and a beautifully landscaped front garden with a garage.

Entrance Hall

Entered via UPVC double glazed door, tiled floor and radiator.

Reception Room 1

16' 7" x 11' 2" (5.05m x 3.40m)

Entered via a solid wood door with feature glass panelling, UPVC double glazed bay window to front, radiator, gas fire with feature glazed surround and coved corning.

Kitchen

11' 9" (Maximum) x 8' 11" (Maximum) (3.58m (Maximum) x 2.72m (Maximum))

A range of high gloss wall and base units with contrasting granite working surfaces, sink/drainage with mixer tap, integrated fridge/freezer, integrated induction hob with stainless steel splashback and extractor over, integrated electric oven, integrated microwave, tiled floor, UPVC double glazed window to side and open to:

Conservatory

12' 8" x 9' 2" (3.86m x 2.79m)

UPVC double glazed French doors to both sides, UPVC windows, UPVC opaque roof and radiator.

First Floor

Bedroom 1

15' 5" x 11' 1" (Maximum) (4.70m x 3.38m (Maximum))

UPVC double glazed French doors to rear, built in four door wardrobes and radiator.

Bedroom 2

9' x 8' 8" (2.74m x 2.64m)

Part restricted head height, UPVC double glazed bay window to front, understair storage, fixed staircase to top floor and radiator.

Bathroom

Tiled floor, pedestal wash hand basin with mixer tap, low level low flush WC, UPVC double glazed window to side, part tiled walls, double walk in shower with rainfall head and mixer taps and chrome heated towel rail.

Second Floor Landing

Storage cupboard.

Bedroom 3

11' 1" (Maximum) x 20' 4" (Maximum) (3.38m (Maximum) x 6.20m (Maximum))

Restricted head height due to eaves, two Velux skylight windows to front and rear and two radiators.



Externally

Front Garden

Irregular Shaped Room x (x)
Mainly laid to lawn with mature borders and driveway for multiple cars.

Rear Garden

Paved area, lawned area and mature borders.

Garage

Up and over door, UPVC double glazed personnel door, two UPVC double glazed Personal doors to side and rear, power and light



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Sledmere Drive, Middlesbrough

- DRIVEWAY AND GARAGE
- LANDSCAPED GARDENS
- MULTIPLE RECEPTION ROOMS
- MASTER WITH EN SUITE
- CONVENIENTLY LOCATED

Tenure: Freehold EPC Rating: C

£210,000



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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