



**Salis Close, MIDDLESBROUGH TS5 8FB**

**welcome to**

## **Salis Close, MIDDLESBROUGH**

A beautiful 4 bedroom detached family home immaculate throughout. benefitting from a ground floor a w/c , modern fitted kitchen and utility area, driveway to front with garage and a well maintained spacious rear garden.

### **Entrance Hallway**

Entered through UPVC double glazed door, stairs to first floor, radiator, access to ground floor wc.

### **Lounge**

18' 7" x 10' 10" ( 5.66m x 3.30m )

UPVC double glazed box bay window to front, radiator, media wall with inset fire, TV point, telephone point, coved cornicing.

### **Ground Floor Wc**

WC, radiator, corner style wash hand basin, part tiled walls, extractor fan.

### **Kitchen/ Diner**

21' x 10' 3" Max ( 6.40m x 3.12m Max )

Fitted with a range of wall and base units with complimentary working surfaces, integrated electric oven with integrated grill, 4 ring gas hob with extractor, UPVC double glazed window to rear, 1 1/2 bowl sink/drainers with mixer tap, UPVC double glazed patio doors leading to rear garden, access to utility, spotlighting.

### **Utility**

5' 4" x 9' 11" ( 1.63m x 3.02m )

UPVC double glazed door leading to rear garden, base units with work surfaces, personal door to garage, sink with mixer tap and draining board, plumbed for washing machine.

### **First Floor**

### **Landing**

Stairs from hallway, void loft access.

### **Family Bathroom**

Shower cubicle with wall mounted shower head with rainfall style shower head, wash hand basin with mixer tap, UPVC double glazed window to rear, wc, bath with mixer tap, part tiled walls.

### **Bedroom 1**

12' 10" x 10' ( 3.91m x 3.05m )

UPVC double glazed window to front, radiator, access to en-suite.

### **En-Suite**

Double shower cubicle with wall mounted shower head, wash hand basin with mixer tap, wc, heated towel rail, UPVC double glazed window to front.

### **Bedroom 2**

12' 9" x 9' 3" ( 3.89m x 2.82m )

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

### **Bedroom 3**

10' x 11' 10" ( 3.05m x 3.61m )

UPVC double glazed window to the rear, radiator.

### **Bedroom 4**

8' 6" x 11' 10" ( 2.59m x 3.61m )

UPVC double glazed window to rear, radiator.





### **Externally**

#### **Front Garden**

Multiple car driveway giving access to garage, small turfed lawn.

#### **Rear Garden**

Turfed rear garden enclosed via timber fence , Patio seating area, outside tap.

### **Garage**



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## Salis Close, MIDDLESBROUGH

- MODERN FITTED KITCHEN AND UTILITY AREA
- GROUND FLOOR WC
- ENSUITE TO MASTER
- DRIVEWAY & GARAGE
- SPACIOUS REAR GARDEN

Tenure: Freehold EPC Rating: B

**£275,000**



**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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