



**Dorrien Crescent, Middlesbrough TS3 7AW**

**welcome to**

**Dorrien Crescent, Middlesbrough**

Three bedroom terraced family home, provides sense of privacy, two reception rooms, spacious kitchen and W/C. Three well proportioned bedrooms, family bathroom and W/C. well maintained front garden and drive to front, garage.



### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor, storage cupboard, understairs storage, radiator.

### **Downstairs W/C**

W/C, wash hand basin with mixer tap, extractor fan.

### **Dining Area**

14' 4" (MAX) x 11' 7" (MAX) ( 4.37m (MAX) x 3.53m (MAX) )  
UPVC double glazed bay window to front, gas fire with decorative surround, radiator.

### **Lounge**

12' 10" (max) x 11' 8" (max) ( 3.91m (max) x 3.56m (max) )  
UPVC double glazed window to the rear, radiator, electric fire with decorative surround, TV point, telephone point.

### **Kitchen**

18' 5" x 8' 8" ( 5.61m x 2.64m )  
Range of wall and base units with complimentary working surfaces, gas hob, integrated electric oven, 1 1/2 sink/draining unit with mixer tap, UPVC double glazed window to rear, plumbing for washing machine, space for dishwasher, space for fridge/freezer.

### **Landing/First Floor**

Staircase to first floor.

### **Separate W/C**

W/C, UPVC double glazed window to side.

### **Family Bathroom**

UPVC double glazed window to rear, bath with wall mounted shower head with mixer taps, sink with mixer taps, radiator, tiled walls.

### **Bedroom 1**

14' 10" (max) x 10' (max) ( 4.52m (max) x 3.05m (max) )  
UPVC double glazed bay window to front, radiator, built in wardrobes.

### **Bedroom 2**

12' 11" (max) x 9' 10" (max) ( 3.94m (max) x 3.00m (max) )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom 3**

7' 1" (max) x 6' 11" (max) ( 2.16m (max) x 2.11m (max) )  
UPVC double glazed window to front, radiator.

### **Loft Room**

Storage, Velux skylight window to rear, radiator, electricity points.

### **Externally Rear Garden**

Enclosed by timber fence, patio seating area, flowerbed edges.

### **Front Garden**

Driveway.

### **Garage**



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welcome to

## Dorrien Crescent, Middlesbrough

- THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- FAMILY BATHROOM
- WELL MAINTAINED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

**£125,000**



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