



**Fountains Drive, Middlesbrough, TS5 7LW**

**welcome to**

## **Fountains Drive, Middlesbrough**

An extended four bedroomed semi-detached home perfect for a growing family. Externally this home hosts a well manicured rear garden with a driveway to the front leading to the garage.

### **Entrance Hall**

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

### **Kitchen**

9' 9" (max) x 9' 8" (max) ( 2.97m (max) x 2.95m (max) )  
Range of base units with butcher-block style working surfaces, Belfast style sink, mixer tap, integral washing machine, UPVC double glazed window to rear, integral electric oven, four ring electric hob, recess for fridge freezer, spot lighting, exposed brickwork feature wall, access to garage.

### **Dining Area**

19' 4" (max) x 17' 3" (max) ( 5.89m (max) x 5.26m (max) )  
'L' shaped room, UPVC double glazed bi-fold doors to rear, central heating radiator, spot lighting.

### **Lounge**

12' 10" (max) x 13' (max) ( 3.91m (max) x 3.96m (max) )  
UPVC double glazed bow window to front, central heating radiator, gas fire with decorative fire surround.

### **First Floor Landing**

Void loft access.

### **Family Bathroom**

Bath with mixer tap, wall mounted shower head, UPVC double glazed dual window to rear, vanity unit with mixer tap, low level low flush W/C, storage, double heated-chrome towel rail.

### **Bedroom 1**

12' 7" (max) x 11' 6" (max) ( 3.84m (max) x 3.51m (max) )  
UPVC double glazed window to front, central heating radiator, built in storage cupboard.





### **Bedroom 2**

9' (max) x 9' 10" (max) ( 2.74m (max) x 3.00m (max) )  
UPVC double glazed window to rear, UPVC double glazed window to front, central heating radiator.

### **Bedroom 3**

10' 10" (max) x 10' 9" (max) ( 3.30m (max) x 3.28m (max) )  
UPVC double glazed window to rear, central heating radiator.

### **Bedroom 4**

8' 11" (max) x 7' 9" (max) ( 2.72m (max) x 2.36m (max) )  
Two UPVC double glazed window to front and rear, central heating radiator.

### **Externally**

#### **Rear Garden**

Lawned area, patio seating area, flower bed edging, closing and opening fencing.

#### **Front Garden**

Lawned garden, driveway leading to garage.



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## Fountains Drive, Middlesbrough

- MODERN OPEN PLAN KITCHEN/ FAMILY AREA
- BI FOLD DOORS
- WELL PROPORTIONED BEDROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

**£240,000**



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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