



**Hoylelake Road, Middlesbrough TS4 3JJ**

welcome to

## Hoylake Road, Middlesbrough

- SEMI-DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- FITTED KITCHEN
- GREAT SIZED REAR
- EASY MAINTAINABLE FRONT STONED GARDEN

Tenure: Freehold EPC Rating: C

offers over

**£90,000**

### Entrance Hall

Entered via UPVC double glazed door into lounge.

### Lounge

18' 4" (max) x 18' 8" (max) ( 5.59m (max) x 5.69m (max) )

Staircase to first floor, under stairs storage cupboard, UPVC double glazed window to front and side.

### Kitchen/Diner

18' 9" (max) x 10' 2" (max) ( 5.71m (max) x 3.10m (max) )

Range of wall and base units with complimentary working surfaces, sink with draining board and mixer tap, recess for cooker, UPVC double glazed French doors to rear garden, UPVC double glazed window to rear, central heating radiator, splashback, coved corning.

### Landing Stairs From Hallway

void loft access, storage cupboard.

### Family Bathroom

Low level low flush W/C, wash hand basin with mixer tap, bath with mixer tap, UPVC double glazed window to front, wall mounted electric shower head.

### Bedroom 1

12' 4" (max) x 11' 11" (max) ( 3.76m (max) x 3.63m (max) )

UPVC double glazed window to front,

radiator, built in storage cupboard.

### Bedroom 2

12' 5" (max) x 9' 10" (max) ( 3.78m (max) x 3.00m (max) )

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

### Bedroom 3

8' 8" (max) x 8' 1" (max) ( 2.64m (max) x 2.46m (max) )

UPVC double glazed window to front, radiator.

### Front Garden

stone front garden, overlooks communal green,.

### Rear Garden

turf rear, patio seating area, brick built storage shed, out house.



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#### Property Ref:

MAR110261 - 0003

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