



**Darenth Crescent, Middlesbrough, TS3 7JZ**

**welcome to**

## **Darenth Crescent, Middlesbrough**

This lovely two bedroom semi-detached home features a spacious living room/diner, modern fitted kitchen, and downstairs WC. Upstairs offers two good-sized bedrooms and a shower room.

### **Entrance Hall**

Entered via UPVC double glazed door to front, stair to first floor.

### **Kitchen / Diner**

20' 9" x 11' 9" ( 6.32m x 3.58m )

UPVC double glazed window to rear, UPVC double glazed French doors to rear garden, two radiators, laminate flooring, feature fireplace.

Kitchen - 9'6 x 7'8 - two UPVC double glazed windows to front and side, UPVC double glazed door to inner hallway, fitted kitchen with a range of wall and base units with contrasting rolled top working surfaces, sink/drainers with mixer tap, recess for appliances, integrated electric oven, four ring gas hob, part tiled splashback, tiled flooring.

### **Inner Hallway**

UPVC double glazed doors to front and rear.

### **Downstairs Wc**

Window to front, low level low flush WC.

### **Workshop**

Window to rear.

### **First Floor Landing**

#### **Bedroom 1**

10' 2" x 17' 9" ( 3.10m x 5.41m )

Two UPVC double glazed windows to front and rear, laminate floor and radiator.

#### **Bedroom 2**

11' 5" x 10' 4" ( 3.48m x 3.15m )

UPVC double glazed window to rear and radiator.

### **Bathroom**

Single shower cubicle, pedestal wash hand basin, low level low flush WC, UPVC double glazed opaque window to side, extractor fan, tiled walls, tiled floor, radiator.

### **Externally**

#### **Rear Garden**

Enclosed, mainly laid to lawn with peddled area, shed, showers and shrubbery.

#### **Front Garden**

Pebbled for ease of maintenance and on street parking.





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## Darenth Crescent, Middlesbrough

- SPACIOUS
- MODERN
- DOWNSTAIRS WC
- GENEROUS PLOT
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: D

**£110,000**



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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