



**Furrow Grange, Middlesbrough, TS5 8DP**

**welcome to**

## **Furrow Grange, Middlesbrough**

This spacious four bedroom detached house offers comfortable family living. Externally, the property boasts front and rear gardens, a driveway, and a garage, ensuring plentiful off-road parking. Ideal for those seeking both space and modern living in a prime location.

### **Entrance Hall**

Entered via composite door to front.

### **Downstairs Wc**

Low level low flush WC, pedestal wash hand basin with tiled splashback, radiator.

### **Lounge**

15' 2" (Excluding bay window) x 9' 9" ( 4.62m (Excluding bay window) x 2.97m )

UPVC double glazed bay window to front, radiator.

### **Kitchen / Diner / Family Room**

25' 6" x 13' 4" ( 7.77m x 4.06m )

UPVC double glazed window to rear, UPVC double glazed French doors to rear garden flooding the area with natural light, fitted kitchen with wall and base units with matching roll top working surfaces, 1 1/2 sink/drainers with mixer tap, integrated induction hob with chimney style stainless steel extractor, integrated microwave, integrated oven, integrated fridge/freezer, integrated dish washer, splashback, spotlights, additional extractor, laminate flooring, personnel door to garage.

### **First Floor Landing**

Storage cupboard, loft void.

### **Bedroom 1**

8' 9" x 12' 7" ( 2.67m x 3.84m )

UPVC double glazed window to front, radiator.

### **En Suite**

Comprising of double walk in shower, low level low flush WC, pedestal wash hand basin, UPVC double glazed opaque window to front, part tiled walls, chrome heated towel radiator, extractor, spotlights tiled floor.

### **Bedroom 2**

8' 5" x 12' 5" ( 2.57m x 3.78m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

11' 9" (including door recess) x 8' 9" (including door recess) ( 3.58m (including door recess) x 2.67m (including door recess) )

UPVC double glazed window to rear, radiator.

### **Bedroom 4**

8' 8" x 8' 4" ( 2.64m x 2.54m )

UPVC double glazed window to front, radiator.

### **Bathroom**

Panel bath, shower cubicle, low level low flush WC, pedestal wash hand basin, UPVC double glazed opaque window to rear, spotlights, past tiled wall, extractor, tiled floor, chrome heated towel rail.

### **Externally**

#### **Rear Garden**

Mainly laid to lawn, patio area.

#### **Front Garden**

Mainly laid to lawn, double driveway leading to garage.





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## Furrow Grange, Middlesbrough

- SPACIOUS
- PERFECT FAMILY HOME
- AMPLE PARKING
- DOWNSTAIRS WC
- MASTER WITH EN SUITE

Tenure: Freehold EPC Rating: B

**£295,000**



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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