



**College Road, Middlesbrough TS3 9EN**

**welcome to**

## **College Road, Middlesbrough**

A 2 bedroom semi detached family home with great potential. Externally this home has a driveway leading to the extended garage and easy maintainable front and rear gardens.

### **Entrance Hall**

Entered via wooden double glazed door, radiator, stairs to first floor.

### **Lounge**

12' 6" (max) x 15' 1" (max) ( 3.81m (max) x 4.60m (max) )  
UPVC double glazed window to front, electric fire with decorative surround, TV point, telephone point.

### **Kitchen**

12' 5" (max) x 9' 9" (max) ( 3.78m (max) x 2.97m (max) )  
Range of wall and base units with complimentary working surfaces, 1/2 bowl sink/drainers with mixer tap, UPVC double glazed window to rear, UPVC double glazed door to rear, recess for cooker, recess for fridge freezer.

### **First Floor Landing**

void loft access.

### **Family Bathroom**

Radiator, UPVC double glazed window to side, double shower cubicle with wall mounted shower head, low level low flush WC.

### **Bedroom 1**

10' 6" (max) x 9' 9" (max) ( 3.20m (max) x 2.97m (max) )  
UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom 2**

8' 4" (max) x 10' 6" (into robes) ( 2.54m (max) x 3.20m (into robes) )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Externally Rear Garden**

Turfed rear garden, patio seating area, flowerbed

edging.

### **Front Garden**

Small front garden with driveway leading to garage.

### **Garage**

UPVC double glazed windows, up and over door, work surfaces, electricity and lighting points.





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## College Road, Middlesbrough

- FITTED KITCHEN
- FAMILY LOUNGE
- WELL PROPORTIONED BEDROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

**£100,000**



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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Property Ref:  
MAR110332 - 0005

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