



**Hambleton Road, Middlesbrough TS5 5EF**

**welcome to**

## **Hambledon Road, Middlesbrough**

A turn-key three bedroom terraced home with loft space. Externally this home benefits from a front palisade with a well maintained rear garden with storage shed.

### **Entrance Hall**

Entered via double glazed composite door, stairs to first floor, radiator, understair storage cupboard.

### **Lounge**

13' 5" (Into bay window) x 12' 5" ( 4.09m (Into bay window) x 3.78m )

UPVC double glazed bay window to front, radiator, gas fire with decorative surround, TV point, telephone point, coved cornicing.

### **Dining Room**

13' 5" x 11' 1" ( 4.09m x 3.38m )

UPVC double glazed patio doors to rear garden, radiator.

### **Kitchen**

6' 11" x 20' 1" ( 2.11m x 6.12m )

A range of wall and base units with complimentary work surfaces, four ring gas hob with extractor fan, sink/drainer with mixer tap, two UPVC double glazed windows to side and rear, UPVC double glazed door to rear garden, radiator, integral fridge/freezer.

### **Landing**

Stairs from hall, stairs to loft room.

### **Bedroom 1**

14' 5" x 10' 3" ( 4.39m x 3.12m )

UPVC double glazed bay window to front, radiator, built in wardrobes.

### **Bedroom 2**

11' 6" x 9' 11" (Onto wardrobes) ( 3.51m x 3.02m (Onto wardrobes) )

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

### **Bedroom 3**

7' x 6' 10" ( 2.13m x 2.08m )

UPVC double glazed window to front, radiator.

### **Bathroom**

WC, wash hand basin with mixer tap, bath with shower over, UPVC double glazed window to rear and radiator.

### **Loft Space**

Velux window to rear, storage in eaves, radiator.



## Externally

### Rear Garden

Lawned rear garden, Indian sandstone patio area and path, storage shed, fence enclosed.

### Front Palisade



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## Hambledon Road, Middlesbrough

- TURN-KEY CONDITION
- MULTIPLE RECEPTION ROOMS
- WELL PROPORTIONED BEDROOMS
- WELL MAINTAINED REAR GARDEN
- FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: D

£130,000



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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