



Coniston Grove, Middlesbrough TS5 7DF

welcome to

Coniston Grove, Middlesbrough

A well-presented three-bedroom semi-detached home, ideally located and offering spacious accommodation throughout. A shared driveway provides access to a detached garage, offering convenient off-street parking and additional storage.

Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Agents Notes

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Entrance Hall

Entered via composite double glazed door, UPVC double glazed window to front, radiator, stairs to first floor, understairs storage.

Reception 2/Dining Room

11' 4" x 15' 5" (3.45m x 4.70m)

Wooden french doors leading to reception room 1, UPVC double glazed door leading to conservatory, door leading to kitchen, coved cornicing.

Reception Room 1

13' 10" x 12' 1" (4.22m x 3.68m)

UPVC double glazed window to front, radiator, coved cornicing.

Kitchen

15' 4" x 8' 7" (4.67m x 2.62m)

UPVC double glazed window to rear and side, composite frosted glass door to side, range of wooden wall and base units, contrast laminate work surfaces, plumbing for dishwasher and washing machine, 1 1/2 composite with drainer and mixer taps, recess for single door fridge/freeze, gas oven hob, lino flooring.

Conservatory

7' 3" x 10' 5" (2.21m x 3.17m)

Radiator, plastic ceiling, UPVC double glazed french doors to rear, UPVC double glazed window to side.

First Floor

UPVC double glazed window to side.

Family Bathroom

Floor to ceiling wall tiles, floor tiles, low level low flush W/C, vanity style hand wash basin with mixer tap, integrated push button, walled storage cupboard, paneled bath with mixer tap and bi-fold shower screen, rainfall shower, wall integrated mixer shower controls, UPVC double glazed window to rear, cladded ceiling.

Bedroom 1

13' 11" x 9' 8" (4.24m x 2.95m)

UPVC double glazed window to front, radiator, coved cornicing, large double sliding door with wall to ceiling built in wardrobes.

Bedroom 2

10' 8" x 11' 5" (3.25m x 3.48m)

UPVC double glazed window to rear, four door built in wardrobes, radiator, coved cornicing.

Bedroom 3

7' x 10' 1" (2.13m x 3.07m)

UPVC double glazed window to front, radiator, coved cornicing, reduced floor space due to bulk head.





Externally

Front Garden

Driveway leading to the garage.

Rear Garden

Decked seating area, paved area, raised beds, lighting, outside tap.

Garage

Lighting, power.



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Coniston Grove, Middlesbrough

- SPACIOUS LIVING ROOM/DINER
- FITTED KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- DRIVEWAY LEADING TO THE GARAGE

Tenure: Freehold EPC Rating: Awaiting

£175,000



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

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Property Ref:
MAR110709 - 0005

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