



Roman Road, Middlesbrough TS5 5QB

welcome to

Roman Road, Middlesbrough

Located in the heart of the sought-after Linthorpe area, this beautifully maintained 4-bedroom mid traditional terraced property offers a perfect blend of classic character and modern convenience. Externally, the home is framed by a beautifully landscaped front garden and a south west rear garden.

Entrance Porch

Entered via wooden single glazed door into porch, cloakroom, wooden single glazed door into hallway.

Hallway

Consist of understairs storage cupboard, staircase to the first floor, radiator.

Living Room

20' 2" into bay x 12' 10" (6.15m into bay x 3.91m)
Wooden single glazed bay window to front, TV point, radiator, coved cornicing to ceiling, gas fire with oak mantelpiece and fire surrounds.

Dining Room

17' 5" into bay x 12' 10" into recess (5.31m into bay x 3.91m into recess)
Wooden single glazed bay window to front, radiator, open fire with beautiful fire surround, coved cornicing to ceiling.

Sitting Room

12' 9" x 10' 5" into recess (3.89m x 3.17m into recess)
Wooden single glazed window and door to rear garden, radiator.

Kitchen

15' 2" x 10' 3" incl breakfast area (4.62m x 3.12m incl breakfast area)
Range of base and wall units, complementary work surfaces, wooden double glazed window to rear, double electric oven, recess for fridge/ freezer, five ring gas hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, breakfast area.

Downstairs W/C

W/C, wash hand basin with mixer tap, chrome heated towel rail, wooden sink glazed window to rear, fitted storage units.

Landing

Stained glass single glazed wooden window to front, radiator.

Bedroom 1

16' exc bay, incl door recess x 13' 6" into alcove (4.88m exc bay, incl door recess x 4.11m into alcove)
Wooden single glazed bay window to front with stained glass, wooden single glazed door leading onto the front balcony, access to the ensuite, radiator, built in wardrobe.

Ensuite

Double shower cubicle, heated towel rail, W/C, vanity unit with mixer tap and under storage, shaver point, spotlight to ceiling

Bedroom 2

17' 4" into bay x 12' 9" into recess (5.28m into bay x 3.89m into recess)
Wooden single glazed bay window to the front with stained glass, fitted wardrobes, wooden single glazed door leading onto the front balcony.

Bedroom 3

11' 1" x 12' 10" into alcove (3.38m x 3.91m into alcove)
Wooden double glazed window to rear, radiator, built in storage cupboard, walk in wardrobe.

Bedroom 4

7' 8" x 8' 8" (2.34m x 2.64m)
Wooden double glazed window to rear, radiator, built in storage, telephone point.

Bathroom

Jacuzzi bath, wooden double glazed window to rear, airing cupboard, wash hand basin with mixer and under storage, tiled walls, heated towel rail.



**Separate W/C**

W/C, wooden double glazed window to side, storage unit.

Externally**Front Garden**

Multiple car driveway to the front, beautiful flowerbed.

Rear Garden

Landscaped rear garden, turfed section, patio seating area, flowerbed edging with a range of shrubs and tree, timber built storage shed x2.



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Roman Road, Middlesbrough

- NATURALLY LIT HOME
- MULTIPLE RECEPTION ROOMS
- DOWNSTAIRS W/C
- ENSUITE TO THE MASTER BEDROOM
- MULTIPLE CAR DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£315,000



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

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