



**Lord Close, Middlesbrough TS5 8FF**

**welcome to**

## **Lord Close, Middlesbrough**

This attractive 3-bedroom detached home offers stylish and well-balanced accommodation, ideal for first-time buyers, young families, or those looking to downsize in comfort. Set in a popular and well-connected location, this home is close to local schools, amenities, and transport links.

### **Entrance Hall**

Entered via UPVC double glazed door into hallway, radiator, staircase to first floor, understairs storage cupboard, access to downstairs W/C.

### **Downstairs W/C**

W/C, UPVC double glazed window to front, radiator, wash hand basin with mixer tap.

### **Lounge**

14' 4" x 10' 3" ( 4.37m x 3.12m )  
UPVC double glazed window to front, radiator, TV point, telephone point.

### **Dining Room**

10' 4" x 9' 5" ( 3.15m x 2.87m )  
Radiator, open plan into kitchen, UPVC double glazed patio doors leading to rear garden.

### **Kitchen**

9' 10" x 9' 1" ( 3.00m x 2.77m )  
Range of base and wall units, complementary work surfaces, integral fridge/freezer, integral dishwasher, integral electric oven, four ring gas hob, 1 1/1 bowl sink with draining board and mixer tap, extractor fan, UPVC double glazed window to rear, spotlights to ceiling.

### **Landing Bedroom 1**

10' 5" x 8' 11" ( 3.17m x 2.72m )  
UPVC double glazed window to rear, radiator, access to ensuite.

### **Ensuite**

W/C, shower cubicle, wash hand basin with mixer tap, part tiled wall.

### **Bedroom 2**

10' 5" x 7' 2" ( 3.17m x 2.18m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 11" x 8' 5" ( 3.02m x 2.57m )  
UPVC double glazed window to front, radiator.

### **Bathroom**

Bath, wash hand basin with mixer tap, W/C, UPVC double glazed window, part tiled wall, radiator.

### **Externally**

### **Front Garden**

Driveway to the side leading to the garage.

### **Rear Garden**

Landscaped rear garden, patio seating area, turfed rear garden, flower bed edging, enclosed by timber fencing.





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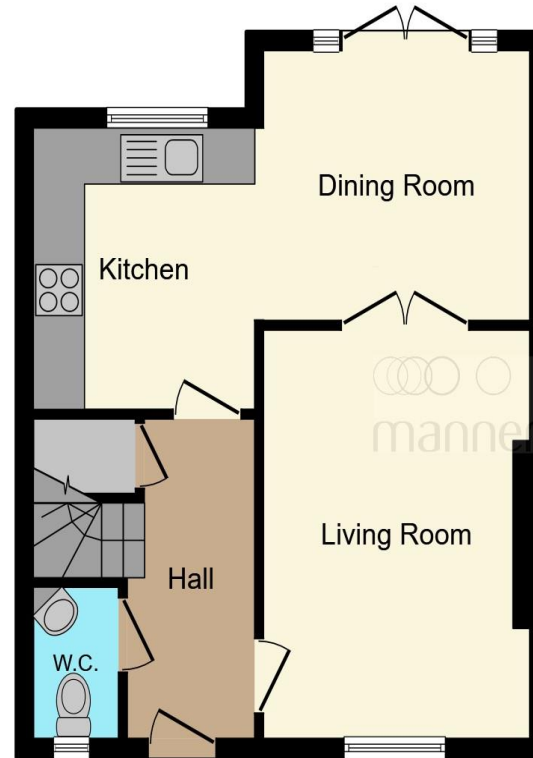
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## Lord Close, Middlesbrough

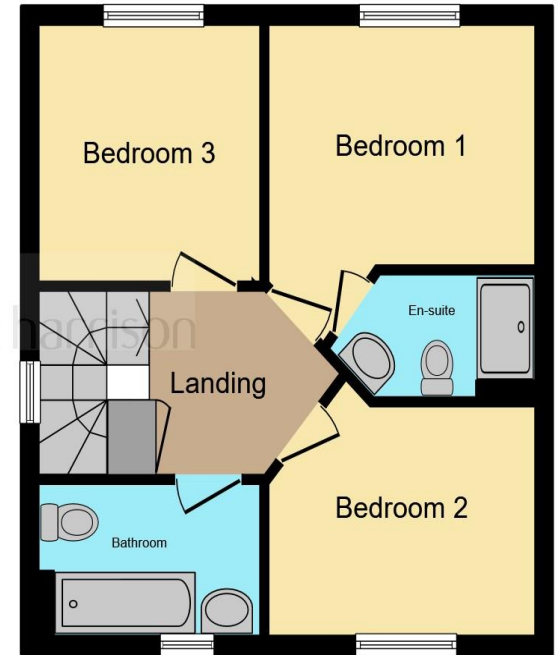
- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- DOWNSTAIRS W/C
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£229,000**



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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Property Ref:  
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