



**Maplewood Drive, Middlesbrough TS6 0GA**

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## Maplewood Drive, Middlesbrough

Located in a sought-after residential area, this well-presented three-bedroom family home on Maple Wood Drive, TS6, offers comfortable and modern living across two spacious floors.

### Entrance Hallway

Entered via upvc double glazed door to front and central heating radiator.

### Lounge

14' 2" x 10' 11" ( 4.32m x 3.33m )  
uPVC double glazed window to front, TV and telephone point and central heating radiator.

### Mid Hallway

Stairs to first floor, central heating radiator and access to downstairs WC.

### Downstairs Wc

WC, wash hand basin with mixer tap, tiled splashback and central heating radiator.

### Kitchen

20' 2" x 9' 2" ( 6.15m x 2.79m )  
Fitted with a range of wall and base units with complementary work surfaces, upvc double glazed window to rear, uPVC double glazed patio door to rear, sink with draining board and mixer tap, integral electric oven, four cylinder gas hob with extractor hood, integral fridge freezer, integral dishwasher and storage cupboard.

### Landing

Stairs from hallway, void loft access, central heating radiator and storage cupboard.

### Bedroom One

10' 8" x 11' ( 3.25m x 3.35m )  
uPVC double glazed window to front, central heating radiator and access to en-suite.

### En-Suite

WC, wash hand basin with mixer tap, uPVC double glazed window to side, central heating radiator and

double shower cubicle with wall mounted shower head.

### Bedroom Two

9' x 13' 3" max ( 2.74m x 4.04m max )  
uPVC double glazed window to rear and central heating radiator.

### Bedroom Three

10' 11" x 9' 4" ( 3.33m x 2.84m )  
uPVC double glazed window to rear and central heating radiator.

### Bathroom

Part tiled wall, bath with mixer tap and hand held shower attachment, sink with mixer tap, WC, central heating radiator, uPVC double glazed window to the front,

### Externally

To the front there is a double driveway leading to the garage. To the rear of the property there is a landscaped garden with patio seating area with side access.





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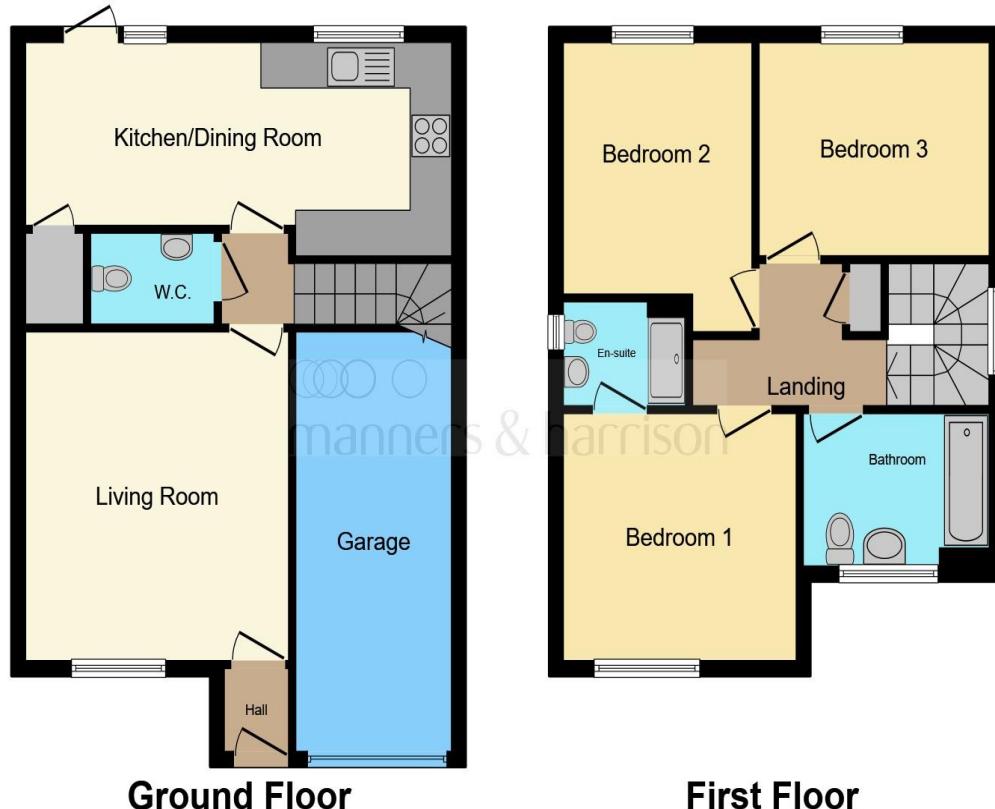
## Maplewood Drive, Middlesbrough

- IDEAL FOR A GROWING FAMILY
- DOWNSTAIRS W/C
- MODERN FITTED KITCHEN
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£200,000**



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