



**Brompton Road, Middlesbrough TS5 6JU**



**welcome to**

## **Brompton Road, Middlesbrough**

Nestled in a popular residential area, this beautifully maintained three-bedroom terraced property offers the perfect blend of character, comfort, and modern convenience ideal for first-time buyers, families, or those looking to downsize.

### **Entrance Hallway**

UPVC door to front aspect, staircase to first floor, central heating radiator, understairs storage cupboard.

### **Lounge**

14' 1" into bay x 10' 8" into recess ( 4.29m into bay x 3.25m into recess )  
UPVC double glazed bay window to front, central heating radiator, TV and telephone point, cove cornicing and gas fire with decorative fire surround.

### **Dining Room**

12' 5" x 9' 4" ( 3.78m x 2.84m )  
Fitted units with storage, central heating radiator, UPVC double glazed window to rear and archway leading through to kitchen.

### **Kitchen**

8' 9" x 6' 2" ( 2.67m x 1.88m )  
Range of wall and base units with complimenting work surfaces, integral electric oven, four cylinder gas hob, extractor fan, sink with draining board and mixer tap, housed away combi boiler, plumbing for washing machine, central heating radiator, UPVC double glazed door leading to rear and UPVC double glazed window to rear.

### **Landing**

Stairs from hallway, void loft access and fitted storage cupboard.

### **Bedroom One**

11' 7" x 10' 9" ( 3.53m x 3.28m )  
UPVC double glazed window to front and central heating radiator,

### **Bedroom Two**

12' x 10' 8" ( 3.66m x 3.25m )  
UPVC double glazed window to rear and central heating radiator.

### **Bedroom Three**

8' 8" x 7' 11" ( 2.64m x 2.41m )  
UPVC double glazed window to front and central heating radiator.

### **Bathroom**

Bath with mixer tap, WC, wash hand basin with understorage, single shower cubicle, UPVC double glazed window to rear and central heating radiator.

### **Externally**

To the front of the property there is a small front palisade. To the rear there is a fully landscaped rear garden with stoned section, raised flower beds, decking seating area and timber built storage shed.





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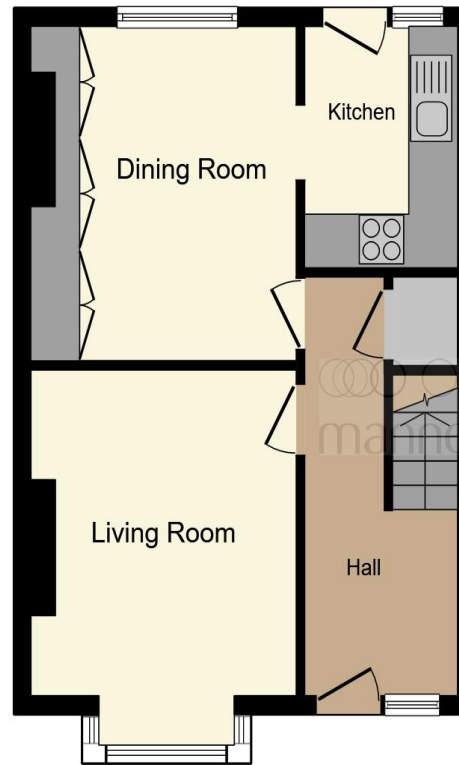
## Brompton Road, Middlesbrough

- POPULAR RESIDENTIAL AREA
- PERFECT FOR FIRST TIME BUYERS
- BEAUTIFULLY MAINTAINED
- LANDSCAPED GARDEN
- ON STREET PARKING

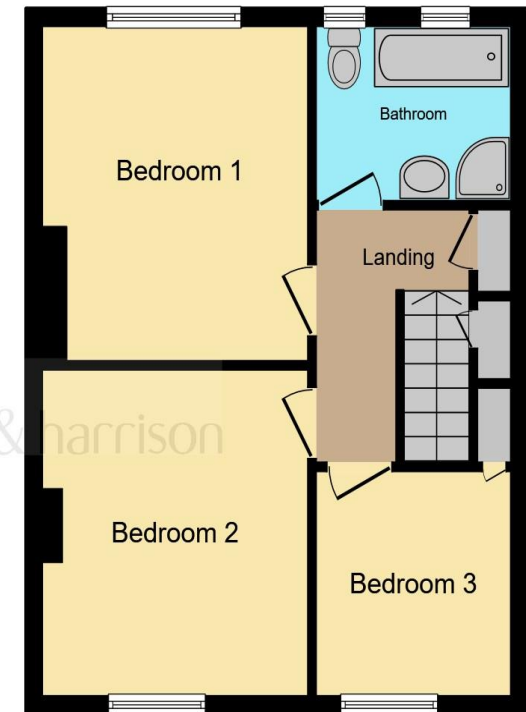
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£140,000**



**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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