



Lawson Close, South Bank Middlesbrough TS6 6QN

welcome to

Lawson Close, South Bank Middlesbrough

The property features gas central heating, double glazing throughout and benefits from a driveway providing off-street parking.

Entrance Hall

Entered via UPVC double glazed door into hallway, stairs to first floor.

Lounge

20' 3" x 13' 2" incl wall recess (6.17m x 4.01m incl wall recess)

UPVC double glazed window to front, radiator, UPVC double glazed window to rear, fireplace, lounge through diner.

Kitchen

10' 6" x 9' 5" (3.20m x 2.87m)

UPVC double glazed window to rear, UPVC double glazed door to rear garden, range of base and wall units, contrast roll top work surfaces, integrated oven, four ring gas hob with extractor above, single bowl single drainer stainless steel sink units with mixer tap, recess for appliances, radiator, understairs storage cupboard.

Inner Hallway

Access to front and rear, access to downstairs cloakroom/WC.

Downstairs W/C

Low level low flush W/C.

Utility

11' 10" x 4' 9" (3.61m x 1.45m)

UPVC double glazed window to front.

Landing

Two storage cupboards.

Bedroom 1

12' x 11' 7" (3.66m x 3.53m)

UPVC double glazed window to front, radiator.

Bedroom 2

11' 6" x 10' 7" (3.51m x 3.23m)

UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom 3

8' 6" x 8' 1" (2.59m x 2.46m)

UPVC double glazed window to front, radiator, storage cupboard.

Bathroom

Panelled bath , pedestal wash hand basin, UPVC double glazed opaque window to rear.

Separate W/C

UPVC double glazed window to side, low level flush W/C.

Externally

Front Garden

Access via gate, provides off road parking.

Rear Garden

Paved with shared to side.





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Lawson Close, South Bank Middlesbrough

- IDEAL FOR FIRST TIME BUYERS/INVESTMENT
- DOWNSTAIRS W/C
- UTILITY
- 3 WELL PROPORTIONED BEDROOMS
- DRIVEWAY

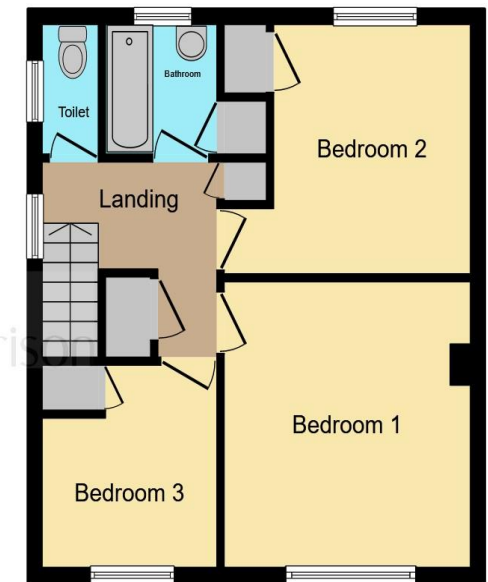
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£90,000



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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Property Ref:
MAR111466 - 0003

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