



Beech Grove Road, Middlesbrough TS5 6RJ

welcome to

Beech Grove Road, Middlesbrough

Welcome to this well-presented four-bedroom mid-terrace property, ideally situated in the sought-after TS5 area. Perfect for families or first-time buyers, this home offers generous living space and a practical layout throughout.

Entrance Porch

Enter through wooden single glazed door.

Hallway

Staircase to first floor, radiator.

Lounge

15' 8" excl bay window x 12' 4" into alcove (4.78m excl bay window x 3.76m into alcove)
TV point, telephone point, UPVC double glazed bay window to front, gas fire with decorative fire surround, coved cornicing to ceiling.

Dining Room

13' x 10' 9" Into alcove (3.96m x 3.28m Into alcove)
Decorative fire place, UPVC double glazed patio doors leading to rear garden, radiator, coved cornicing to ceiling.

Kitchen

20' 1" x 10' 2" (6.12m x 3.10m)
Range of base and wall units with complementary work surfaces, timber single glazed sash window to side, UPVC double glazed patio doors to rear, sink with draining board and mixer tap, recess for under counter appliances, extractor fan, part tiled splash back, breakfast bench, recess for cooker.

Landing

Skylight.

Bedroom 1

15' 8" excl bay window x 11' 2" into alcove (4.78m excl bay window x 3.40m into alcove)
UPVC double glazed bay window to front, radiator.

Bedroom 2

13' 1" x 11' 1" into alcove (3.99m x 3.38m into alcove)
UPVC double glazed window to rear, decorative fire place, radiator.

Bedroom 3

16' 9" x 10' 7" (5.11m x 3.23m)
UPVC double glazed sash window to rear, radiator.

Bedroom 4

9' 9" x 6' 1" (2.97m x 1.85m)
Single glazed sash window to front, radiator.

Bathroom

Roll top freestanding bath with dual taps, toilet, wash hand basin, UPVC double glazed window, radiator.

Externally

Front Garden

Front palisade, on street parking.

Rear Garden

Turfed garden, patio seating area, enclosed by brick built walls, storage shed.





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welcome to

Beech Grove Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- FAMILY BATHROOM
- ON STREET PARKING

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

£175,000



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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