



North Wood, Middlesbrough TS5 7LN

welcome to

North Wood, Middlesbrough

This impressive four-bedroom semi-detached property has been thoughtfully extended to provide flexible living space that's perfect for modern family life.

Entrance Hallway

Accessed via composite door to front, window to side aspect, stairs to first floor, radiator, understairs storage cupboard and cove cornicing.

Lounge

11' 8" into alcove x 13' 7" (3.56m into alcove x 4.14m)
UPVC double glazed window to front aspect, radiator and feature fireplace.

Dining Room

9' 8" x 11' 7" including wall recess (2.95m x 3.53m including wall recess)
Radiator, cove cornicing and leading to garden room. Room could also be used as a bedroom.

Garden Room

8' 9" x 8' 4" (2.67m x 2.54m)
UPVC double glazed french door to rear, velux window, ceiling spotlights, cove cornicing and radiator.

Kitchen

17' 8" x 10' 1" (5.38m x 3.07m)
UPVC double glazed window to rear aspect, radiator, ceiling spotlights, velux window, fitted kitchen with a range of wall and base units with contrasting roll top worksurfaces, 1 1/2 single sink and draining unit with mixer tap, double oven, dishwasher, four ring gas hob with extractor above, stainless steel splashback, luxury vinyl tiled flooring, recess for American style fridge freezer and part tiled splashback.

Family Room

10' 1" including cupboard x 14' (3.07m including cupboard x 4.27m)
UPVC double glazed bi-fold doors to rear, ceiling spotlights, velux window and radiator.

Inner Hallway

Leading to utility area/pantry.

Utility Area/Pantry

8' 1" x 5' 4" (2.46m x 1.63m)
Recess for washing machine, dryer and fridge freezer.

Downstairs Cloakroom/Wc

Comprising of low level flush WC, wall mounted wash hand basin, radiator, part tiled walls and extractor and personal door to garage.

Landing

Access to roof void and cove cornicing.

Bedroom One

11' 5" x 16' 5" including door recess (3.48m x 5.00m including door recess)
UPVC double glazing window to front aspect, radiator and cove cornicing.

En-Suite

Low level flush WC, panelled bath, double walk in mains operated shower, ceiling spotlights, pedestal wash hand basin, tiled walls, UPVC double glazed opaque window to rear aspect, radiator and extractor.

Bedroom Two

11' 8" x 11' 1" including wall recess (3.56m x 3.38m including wall recess)
UPVC double glazed window to front aspect, built in storage cupboard, cove cornicing and radiator.





Bedroom Three

10' 5" including wall recess x 11' 8" (3.17m including wall recess x 3.56m)
UPVC double glazed window to rear aspect and radiator.

Bedroom Four

9' 1" x 8' 6" (2.77m x 2.59m)
UPVC double glazed window to front aspect, radiator and cove cornicing.

Family Bathroom

Shower cubicle, low level flush WC, panelled bath, pedestal wash hand basin, radiator, two UPVC double glazed windows to rear aspect, ceiling spotlights, tiled walls and extractor.

Garage

Traditional wooden built hinged doors.

Externally

Garden to rear which is enclosed, mainly laid to lawn with patio areas and shed. Front Garden is mainly laid to lawn, double driveway and garage providing off road parking.



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welcome to

North Wood, Middlesbrough

- EXTENDED
- OPEN PLAN KITCHEN/BREAKFAST AREA
- UTILITY
- ENSUITE
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£280,000



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:
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