



This well-presented corner-plot property offers three spacious bedrooms and represents a fantastic opportunity for first-time buyers seeking a home with both comfort and potential. Positioned in a friendly cul-de-sac, the location provides excellent connectivity with easy access to the A66, making commuting simple, while also being within close reach of the well-regarded Macmillan Academy.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. To the front of the property is a cosy and relaxing lounge, perfect for unwinding after a long day. The ground floor also benefits from a convenient cloakroom, adding to the practicality of the layout. At the rear, the open-plan kitchen and dining area create an inviting space for family meals or entertaining guests. This modern and versatile area is the true hub of the home, offering ample storage, worktop space, and room for dining furniture.

The upper level continues to impress, featuring three well-proportioned bedrooms that provide flexibility for growing families, visiting guests, or those who may require a home office. The contemporary family bathroom is stylishly finished, offering a comfortable and relaxing space.

Externally, the property boasts a generous rear garden, ideal for outdoor dining, children's play, or gardening enthusiasts. The outdoor space also provides direct access to the garage, adding additional storage options or potential for workshop use. Completing the home is ample driveway parking, ensuring convenience for multiple vehicles.

Overall, this delightful property offers a wonderful combination of space, modern living, and a great location—perfect for buyers ready to make their first step onto the property ladder.

Queensbury Grove, Middlesbrough, TS5 4GW

3 Bed - House

£158,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



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Entrance Hallway

1 x entrance door, 1 x radiator and stairs to upper.

Lounge

1 x front double glazed window, 1 x radiator and carpet flooring.

Kitchen/Diner

Rear double glazed access door, 1 x rear double glazed window, part tiled and flooring.

Cloakroom

W/c, wash hand basin and 1 x radiator.

Landing

Carpet flooring, 1 x radiator and loft access.

Bedroom

2 x double glazed windows, carpet flooring and 1 x radiator.

Bedroom

1 x front double glazed window, fitted robes, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator

Bathroom

Bath, w/c, wash hand basin, 1 x radiator and 1 x rear double glazed window.

External

Corner plot, rear garden, front garden, garage and driveway.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC