



24 Park Wynd, Middlesbrough, TS4 3FB
£259,995

We are delighted to offer for sale this modern high specification detached house located on a popular development with open space to the front plus with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with integrated appliances and separate laundry cupboard plus a contemporary bathroom, en suite and WC. Items of particular note include bi fold doors to the rear, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access and light.

The property has an open aspect to the front. To the rear are private low maintenance gardens. There is driveway parking leading to a garage with power and light plus personnel door.

Tenure - Freehold
Estate Management Fee - £115 pa.
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall
With laminate flooring.

Lounge 13'10" x 10'3" (4.22m x 3.14m)
With laminate flooring.

Dining Kitchen 23'7"(max) x 10'1"(max) (7.19m(max) x 3.09m(max))
Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, microwave, hob, hood, fridge freezer and dishwasher plus recessed spot lights and laminate flooring. Bi fold doors leading to the rear garden.

WC 5'8" x 5'5" (1.75m x 1.66m)
Having contemporary white sanitary ware with tiling, recessed spot lights and vinyl flooring.

FIRST FLOOR

Landing
With fitted carpets. Access to airing cupboard.

Bedroom 1 16'5"(max) x 10'3"(max) (5.02m(max) x 3.14m(max))
With fitted wardrobes, carpets and blinds.

En Suite 7'6"(max) x 6'7"(max) (2.29m(max) x 2.03m(max))
Having contemporary white sanitary having a double shower with digital control, vanity basin, chrome ladder radiator, integrated cupboard, recessed spot lights plus tiling and vinyl flooring.

Bedroom 2 12'7"(max) x 10'2"(max) (3.84m(max) x 3.10m(max))
With carpets and blinds.

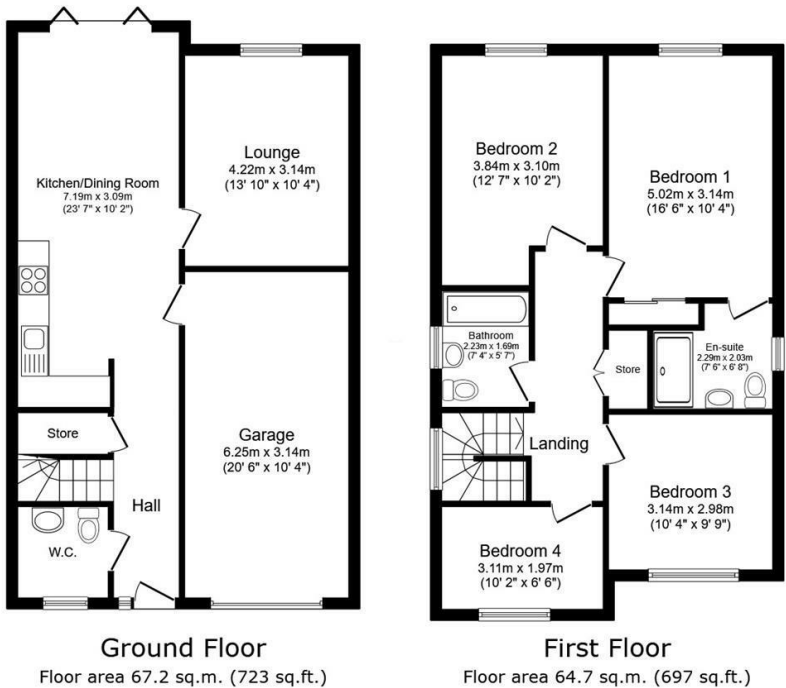
Bedroom 3 10'3" x 9'5" (3.14m x 2.88m)
With carpets and blinds.

Bedroom 4 10'2" x 6'5" (3.11m x 1.97m)
With carpets and blinds.

Bathroom 7'3" x 5'6" (2.23m x 1.69m)
Having contemporary white sanitary ware with shower and screen to bath, vanity basin, chrome ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL

The property has an open aspect to the front. To the rear are private low maintenance gardens. There is driveway parking leading to a garage with power and light plus personnel door.



Total floor area: 131.9 sq.m. (1,419 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io