



# 15 Meredith Avenue

, Middlesbrough, TS6 0HW

£215,000





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## ENTRANCE HALLWAY

25'4 x 3'10 (7.72m x 1.17m)

Entering through a white uPVC door, the hallway is bright and modern with wood laminate flooring and a central heating radiator,. The hallway provides access to the reception room, kitchen, bathroom, three bedrooms and loft space. The loft has drop down ladders for access and is partially boarded on one side with a Velux window. The potential is there to convert into another bedroom, subject to planning permission.

## RECEPTION ROOM

16'3 x 11'9 (4.95m x 3.58m)

The reception room is to the front of the bungalow and offers a generous amount of room for hosting and entertaining guests and benefits from a large double glazed bow window to the front elevation with a radiator underneath and a double glazed window to the side aspect, allowing an abundance of light to flow through. There is also a fire set in a feature surround with inset and hearth for warmth.

## KITCHEN

10'8 x 9'9 (3.25m x 2.97m)

The kitchen is set to the rear and provides access to the rear garden via a uPVC door.

There are a range of wall and base units along with a stainless steel sink and drainer, freestanding electric oven and space for a washing machine and undercounter fridge. There is ample room for a dining table, making it a lovely family setting. The kitchen benefits from two large double glazed windows, one to the side and one to the rear, which offers lovely views of the garden.

## BEDROOM ONE

16'3 x 9'10 (4.95m x 3.00m)

Bedroom one is to the rear and is a large double with a large central heating radiator and has French doors which open out to the garden. The room is decorated neutrally and has cream carpet.

## BEDROOM TWO

14'7 x 9'10 (4.45m x 3.00m)

Bedroom two is a double and is to the front elevation. Featuring a large bow window, with radiator underneath and also benefits from a generous fitted 6 door wardrobe. There is still ample space for storage units, so plenty of storage space!

## BEDROOM THREE

7'8 x 11'9 (2.34m x 3.58m)

Bedroom three is the smallest bedroom,

however still benefits from having fitted wardrobes with a generous amount of space to provide room for a single bed and other furniture. There is a large radiator and a double glazed window overlooking the side elevation. The room is bright and airy and decorated neutrally.

### FAMILY BATHROOM

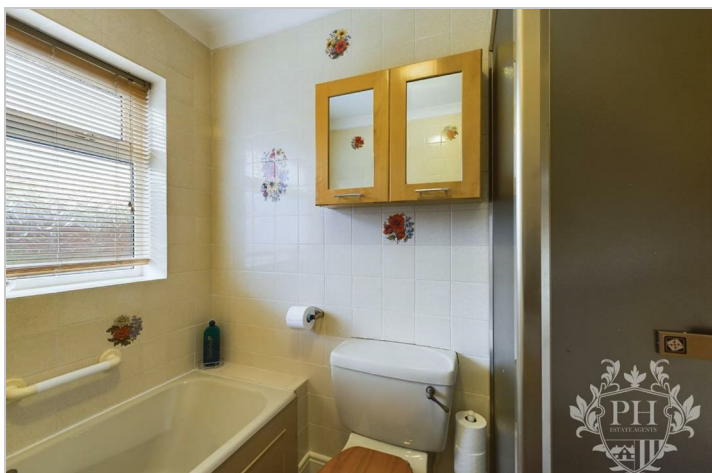
7'5 x 5'9 (2.26m x 1.75m)

The family bathroom provides a generous amount of space, allowing for a 4 piece bathroom suite, including a low level wc, wash basin, panelled bath and shower cubicle. The walls are tiled for ease of cleaning, with wood laminate floor. There is a double glazed frosted window to the rear and a radiator for warmth

### EXTERNAL

Externally the bungalow offers off road

parking due to the long driveway, which leads to the detached garage and rear garden. The rear garden features a neat, low maintenance area of artificial grass bordered by mature plants and shrubs, with a garden path leading to an upper paved area.



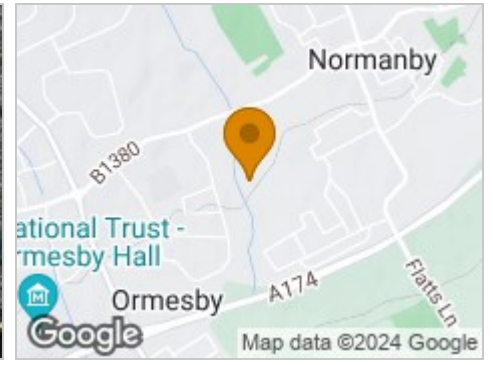
## Road Map



## Hybrid Map



## Terrain Map



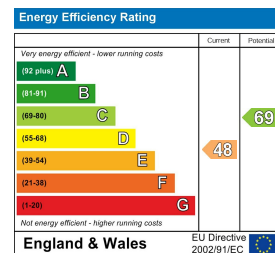
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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