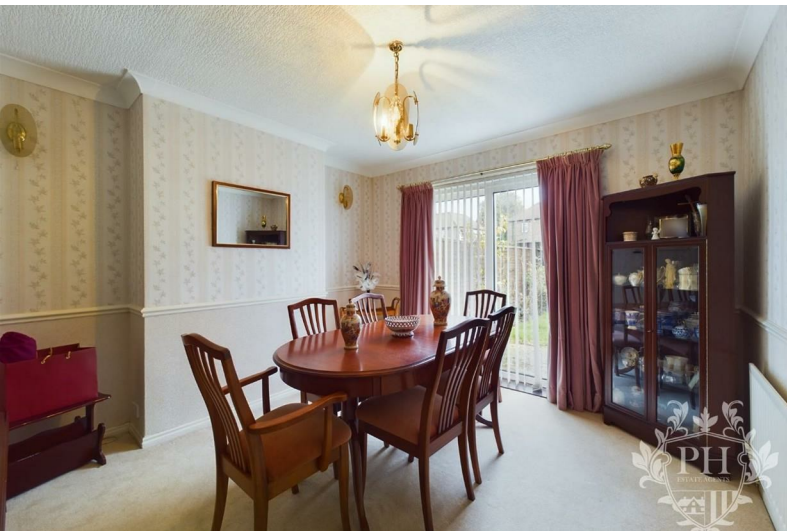




32 Kinloch Road

, Middlesbrough, TS6 0ES

£150,000



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HALLWAY

15'8 x 5'11 (4.78m x 1.80m)

Entering through a black, modern composite door, you are greeted with a bright entrance hallway, opening up to the reception rooms and kitchen and with stairs to the first floor. The hallway is carpeted and has the benefit of a large central heating radiator for warmth.

RECEPTION ROOM

14'4 x 11'1 (4.37m x 3.38m)

The main reception room is to the front elevation and offers a beautiful bay fronted desirable position. With feature fire with marble and wood surround, this room offers a homely feel with lots of potential.

DINING ROOM

11'8 x 11'1 (3.56m x 3.38m)

To the rear of the property is the dining room. Looking out with views of the back garden and features sliding uPVC doors with immediate access to the garden. This room is the perfect place to enjoy your meal, whilst providing ample space for all the family to join. Decorated in light tones, with cream carpet, the room is bright and offers warmth with a large radiator, or alternatively the doors can open up to the garden on a hot summers day.

KITCHEN

11'9 x 5'11 (3.58m x 1.80m)

The kitchen offers a range of wood wall, base and drawer units and has the advantage of integrated hob, oven, microwave and dishwasher. There is a double glazed window overlooking the side aspect and a uPVC door providing access to the rear garden. There is also the benefit of a large cupboard, which is extremely handy to use as a pantry or for extra storage and modern ceiling spotlights.

HALLWAY

9'7 x 5'10 (2.92m x 1.78m)

The hallway gains access to the three bedrooms, family bathroom and loft space

FAMILY BATHROOM

6'4 x 5'9 (1.93m x 1.75m)

The family bathroom includes a three piece suite comprising of a panelled bath with electric shower, pedestal hand wash basin and w/c. With a uPVC double glazed, frosted glass window overlooking the side elevation and central heated radiator. The walls are fully tiled for ease of cleaning.

MASTER BEDROOM

14'9 x 9'11 (4.50m x 3.02m)

The master bedroom is a double and is situated

to the front, with a large bay window allowing an abundance of light to flow through and a radiator. There is plenty of space for storage and a double bed.

BEDROOM TWO

11'10 x 10'9 (3.61m x 3.28m)

Bedroom two is a good size double and is to the rear elevation. There is an inbuilt cupboard for storage, which also houses the boiler. The bedroom is decorated in light neutral tones, making it light and airy.

BEDROOM THREE

7'6 x 6'8 (2.29m x 2.03m)

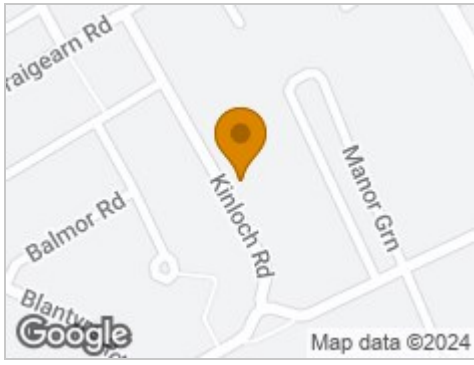
Bedroom three is the smallest and is to the front aspect, with a double glazed uPVC window and beige carpet. It comfortably fits in a single bed, with leftover room which is ample for smaller storage options.

EXTERNAL

To the front of the property is a low maintenance, well kept lawn and alongside is a large paved driveway for off road parking and leads to the rear garden. The rear garden is also laid to lawn with a border of mature shrubs and is partially fence enclosed, offering a good amount of privacy.



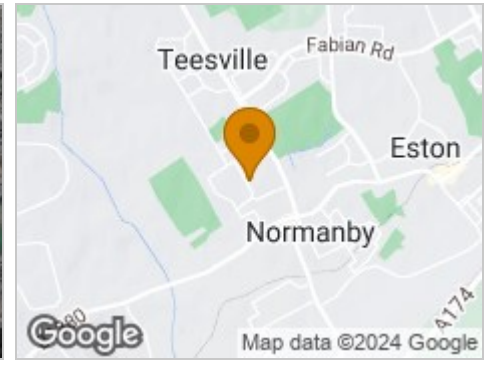
Road Map



Hybrid Map



Terrain Map



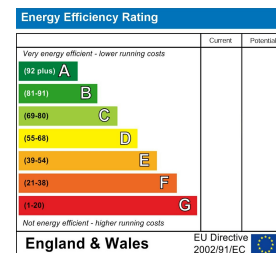
Floor Plan



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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