



16 Dawlish Green

, Middlesbrough, TS4 3NW

£95,000



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RECEPTION ROOM

12'10 x 13'9 (3.91m x 4.19m)

The reception room radiates a warm and welcoming ambiance, making it the perfect place for unwinding or cherishing quality time with family. There is a feature fire for warmth and the room is open plan into the kitchen/diner offering generous space and contemporary living.

KITCHEN DINER

9'6 x 13'10 (2.90m x 4.22m)

The kitchen proudly displays wooden Shaker-style wall, base and drawer units, all seamlessly complementing the built-in oven and provides ample room for your kitchen appliances. The inviting ambience of the kitchen-diner makes it a delightful spot to savor your meals with the added advantage of the French doors, which can be opened up to let in the garden's breeze, enhancing the overall dining experience.

LANDING

5'1 x 9'3 (1.55m x 2.82m)

The landing provides access to the three bedrooms, bathroom and loft space.

MASTER BEDROOM

14 x 10'8 (4.27m x 3.25m)

The master bedroom is positioned at the front of the house, boasting ample space that comfortably accommodates a king-size bed and generous storage units, making it an ideal personal retreat.

Exuding a sense of luxury, the room's decor is tastefully done in a neutral colour palette that offers a calming ambience.

A key feature is the UPVC double-glazed window and beneath this window is a radiator, ensuring a warm and cozy atmosphere even in the chilliest months.

BEDROOM TWO

8'1 x 10'1 (2.46m x 3.07m)

Situated to the rear of the home, this room offers ample space for a double bed and additional storage units, ensuring comfort and functionality. The double-glazed uPVC window provides a view overlooking the back garden. Moreover, this room houses the boiler, subtly tucked away for your convenience.

BEDROOM THREE

11'7 x 6'4 (3.53m x 1.93m)

The third bedroom is the smallest of the rooms and is situated to the front aspect. This room is

adorned with a double-glazed UPVC window that lets an abundance of natural light seep in, enhancing the allure of the contemporary silver wallpaper that elegantly graces the walls. The room is thoughtfully designed with an integrated storage cupboard, offering ample space for belongings. Complementing the overall aesthetic is the plush modern grey carpet underfoot, adding a touch of sophistication and comfort to the room.

FAMILY BATHROOM

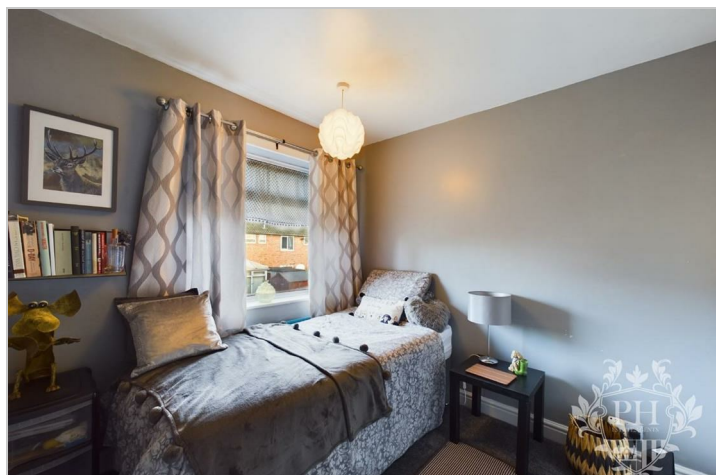
5'5 x 7 (1.65m x 2.13m)

Situated at the back of the property, you'll find the family bathroom with white three-piece suite. This suite comprises a low-level WC, a wash basin, and a uniquely panelled "P-shaped" bath. The bath is further enhanced with an overhead electric shower, providing both functionality and comfort. A substantial, double-glazed frosted window allows for

natural light while maintaining privacy. The walls, donned in white cladding, not only add to the aesthetic appeal but also facilitate effortless cleaning.

EXTERNAL

The property boasts two well-maintained enclosed gardens, one at the front and another at the back, each offering a tranquil retreat. A bonus feature of the property is a handy storage shed located in the rear garden, adding practicality and utility to its charm.



Road Map



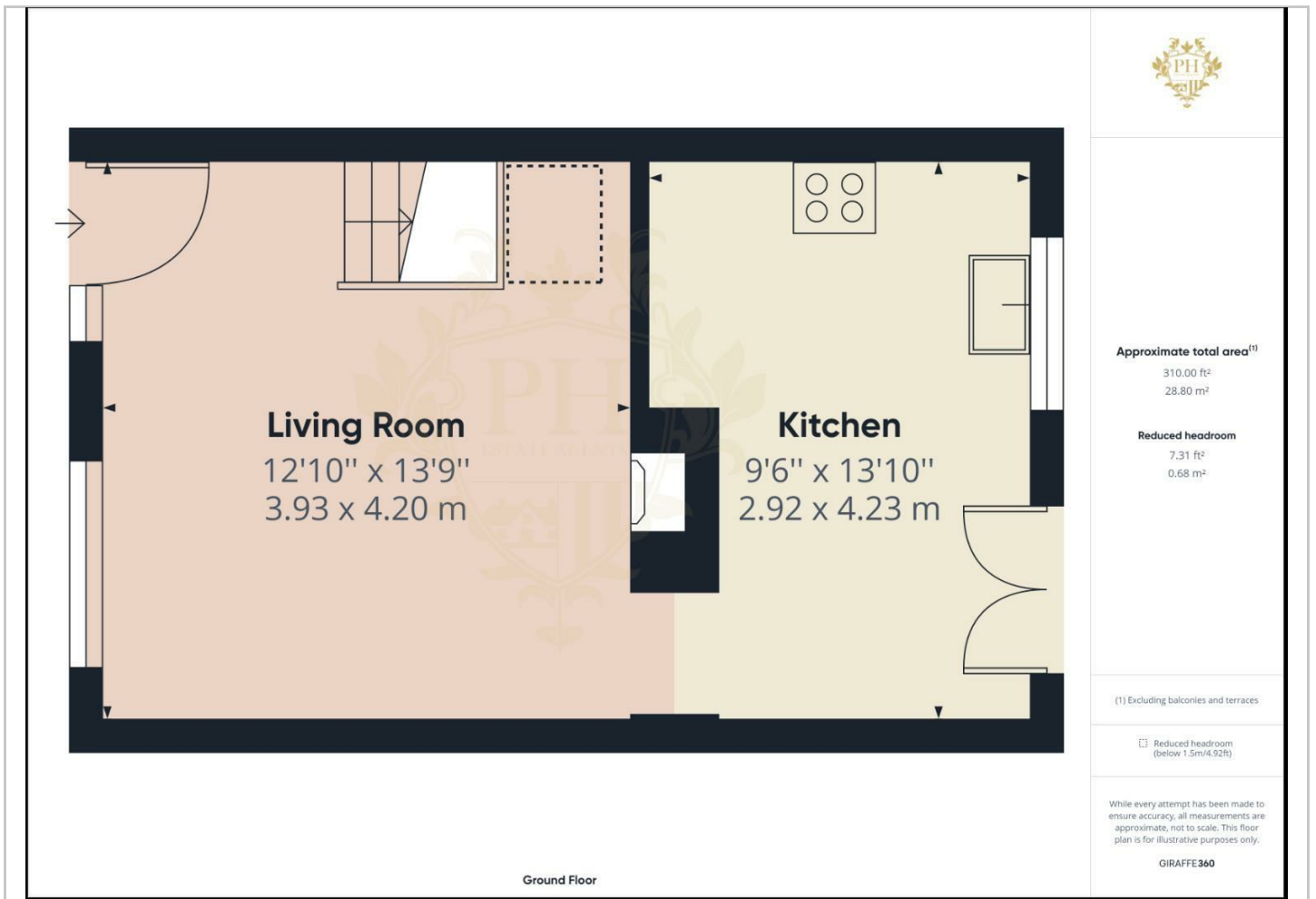
Hybrid Map



Terrain Map



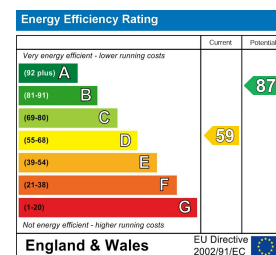
Floor Plan



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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