



## 31 Cardigan Close

, Middlesbrough, TS6 9SP

Offers Over £70,000



# 31 Cardigan Close

, Middlesbrough, TS6 9SP

Offers Over £70,000



## Reception Room

9'10" x 21'0" (3.00m x 6.40m)

The reception room is spacious and grand, boasting an impressive floor-to-ceiling window that bathes the entire space in an abundance of natural light. The room is amply proportioned to accommodate a selection of plush lounge furniture and an elegant dining room table with ease, creating an inviting atmosphere for relaxation and entertainment. The well-appointed room also offers a seamless transition to the tranquil front garden and the heart of the home, the kitchen.

## Kitchen

10'5" x 10'3" (3.18m x 3.12m )

The kitchen is elegantly outfitted with an array of wall-mounted cabinets, generous base units, and smooth-sliding drawer compartments, all crowned with sleek, dark-hued worktops that add a touch of sophistication. The space is bathed in natural light streaming through the expansive UPVC double-glazed window that overlooks the rear of the property, creating a warm and inviting atmosphere. Furthermore, this culinary haven seamlessly connects to the rear hallway and the adjacent reception room, ensuring a fluid transition between living spaces.

## Hallway

9'0" x 3'11" (2.74m x 1.19m )

The rear hallway gains access to the first floor, ground floor W/C and rear garden.

## Ground floor W/C

The ground floor toilet benefits from a low-level W/c and hand basin with a small frosted window to the rear aspect.

## Landing

9'0" x 3'11" (2.74m x 1.19m )

The landing to the property is large in size and gains access to the three bedrooms and family bathroom.

## Bedroom One

9'10" x 13'3" (3.00m x 4.04m )

The primary bedroom, prominently positioned at the forefront of the residence, exudes spaciousness, comfortably accommodating a king-sized bed and substantial storage furnishings. This inviting sanctuary is further enhanced by an expansive UPVC double-glazed window that bathes the space in natural light, and is paired with a generous double radiator that ensures a cozy and warm atmosphere.



### Bedroom two

10'8" x 10'4" (3.25m x 3.15m)

The second bedroom, nestled at the back of the residence, is a spacious double that comfortably accommodates a bed and additional storage pieces. It features a UPVC double-glazed window that bathes the room in natural light and is equipped with a radiator to ensure a cozy atmosphere.

### Bedroom Three

10'7" x 7'7" (3.23m x 2.31m)

The third bedroom, situated at the front of the residence, comfortably accommodates a single bed and compact storage solutions. It is well-lit by a UPVC double-glazed window that not only ensures thermal efficiency but also offers a view to the exterior. The room is kept warm and cozy with the inclusion of a single radiator, adding to the overall comfort and charm of the space.

### Family Bathroom

4'7" x 9'5" (1.40m x 2.87m)

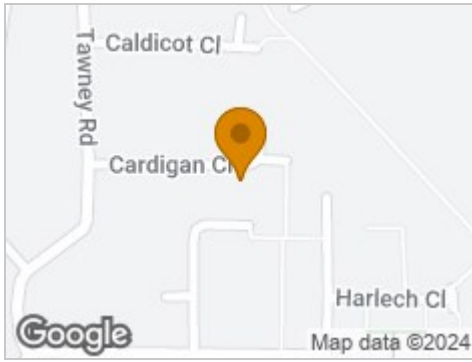
The bathroom is beautifully appointed with tiles that reach from the floor to the ceiling, providing a seamless and easy-to-clean surface. It boasts an elegant three-piece suite, featuring a luxurious paneled bathtub, a sleek hand basin, and a discreet low-level toilet. Natural light pours in through a UPVC frosted double-glazed window on the side, casting a soft glow that enhances the serene atmosphere of the space.

### External

The property boasts meticulously fenced gardens both at the front and the back, complemented by a robust brick storage shed for additional convenience. Adjacent to the property lies a shared parking area, offering ample space for vehicles on the right-hand side.



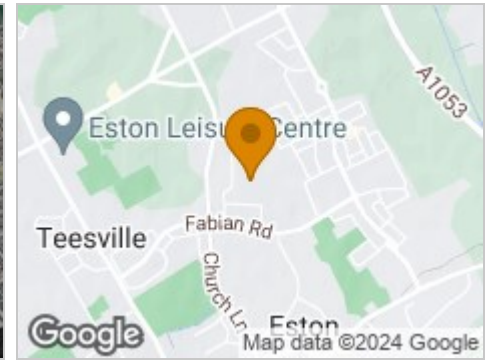
## Road Map



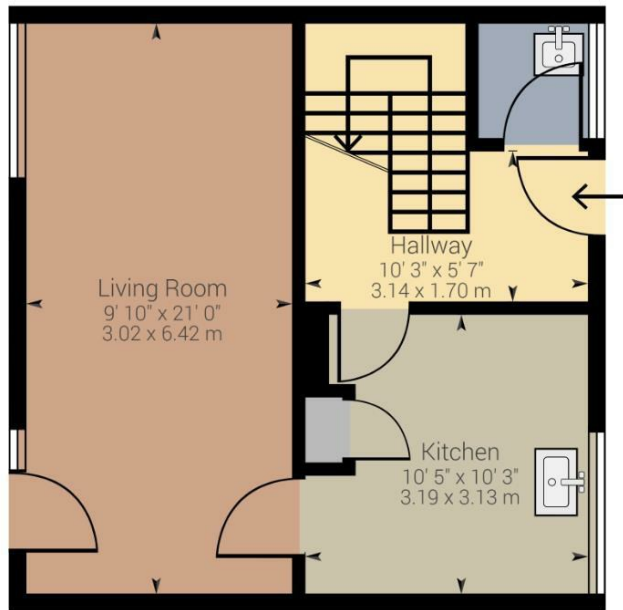
## Hybrid Map



## Terrain Map



## Floor Plan



Approximate net internal area: 428.12 ft<sup>2</sup> / 39.77 m<sup>2</sup>

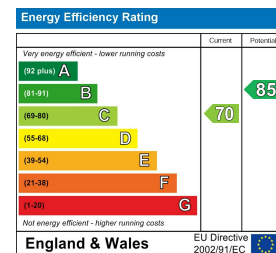
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.