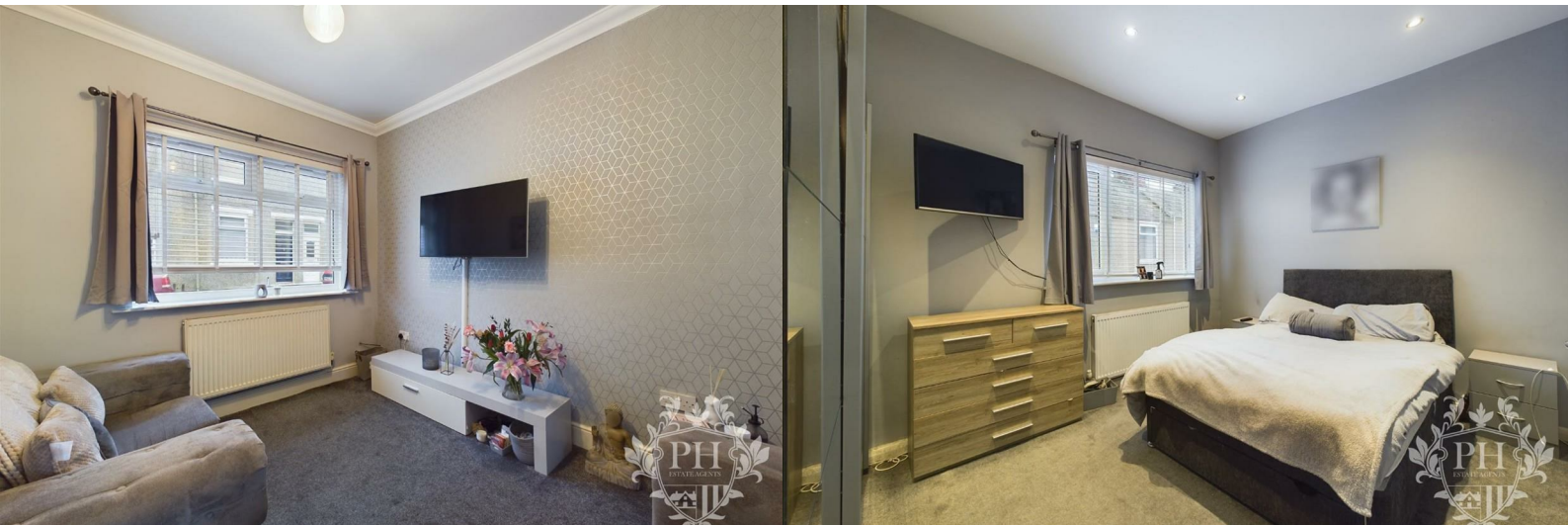




50 Lambton Street

, Middlesbrough, TS6 0LN

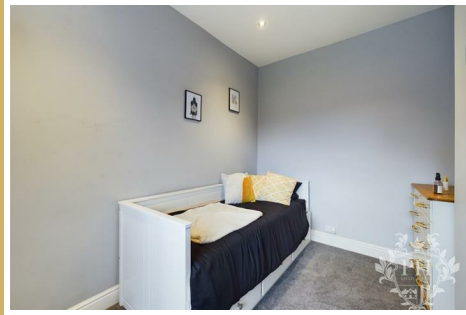
£96,000



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ENTRANCE HALLWAY

12'6 x 3' (3.81m x 0.91m)

Step into the home via the black double-glazed composite door, which ushers you into a hospitable hallway. The entrance hallway greets you with its expansive central heating unit, walls bathed in a serene shade of grey, and wooden flooring underfoot. Ascend to the first floor via the staircase or venture into the inviting reception room.

RECEPTION ROOM

22'2 x 9'5 (6.76m x 2.87m)

The reception area is an open-concept space, designed to accommodate both a cosy living area and an elegant dining setting. Freshly installed double-glazed windows grace both the front and rear, with warmth emitted from the central heating units nestled below each window. The newly laid grey carpeting provides a plush foundation, concealing recently fortified floor beams and the wall has undergone updated damp-proofing treatment. Crisp, white internal doors have been recently added to enhance the room's airiness. A charming fireplace stands as the centerpiece within the dining zone, framed by a pristine white mantel. The room's aesthetic is a harmonious blend of neutral grey tones and

an accent wall adorned with a sophisticated wallpapered white and silver contemporary pattern.

KITCHEN

17'1 x 4'7 (5.21m x 1.40m)

The kitchen, located at the rear of the home has a range of white wall, base, and drawer units and boasts new, resilient lino flooring, and comes equipped with an integrated oven, hob, and extraction hood, complemented by a 1.5 basin sink set. Natural light and backyard access are afforded by the side-aspect double-glazed windows and an accompanying door.

LANDING

11'11 x 7'7 (3.63m x 2.31m)

The carpeted landing allows access to both bedrooms, the family bathroom, and loft access and is illuminated by an array of ceiling spotlights.

MASTER BEDROOM

10'1 x 12'11 (3.07m x 3.94m)

Retreat to the sanctuary of the master bedroom, positioned at the forefront of the home, offering the luxury of an expansive fitted wardrobe with mirrored sliding doors. A double-glazed window overlooks the front

while a central heating radiator ensures comfort. The space is an oasis of calm with neutral paint, soft carpeting, and strategically placed ceiling spotlights.

BEDROOM TWO

11'11 x 7'7 (3.63m x 2.31m)

The second bedroom, a cosy retreat, features soft grey carpeting, a rear-facing double-glazed window with a central heating radiator below, and ceiling spotlights to brighten the space.

FAMILY BATHROOM

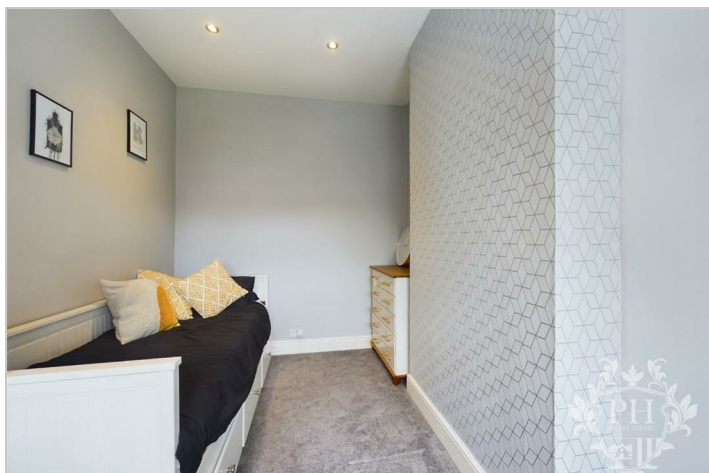
7'9 x 5'2 (2.36m x 1.57m)

The family bathroom, situated at the back of the home, is equipped with a three-piece suite including a toilet, basin, and bath with an overhead shower complemented by a sleek shower screen. A spacious frosted window allows for privacy and light, while a

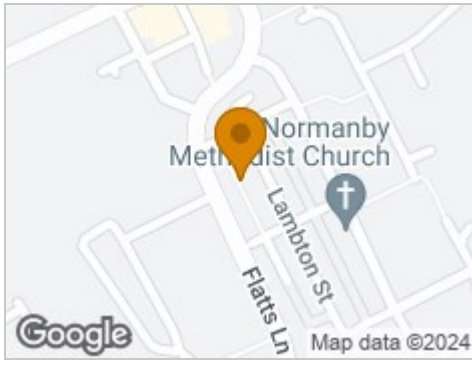
contemporary chrome ladder-style flat panel towel warmer adds a touch of sophistication. The walls are clad in white for effortless maintenance.

EXTERNAL

Outside, the property offers a secure rear yard and convenient on-street parking to the front.



Road Map



Hybrid Map



Terrain Map



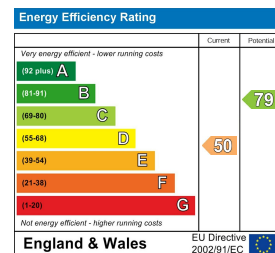
Floor Plan



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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