



PH ESTATE AGENTS



84 Beaumont Road

, Middlesbrough, TS3 6NP

£65,000



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ENTRANCE HALLWAY

3'4 x 2'11 x 9'9 x 3 (1.02m x 0.89m x 2.97m x 0.91m)

Step through a uPVC external door to be welcomed into the entrance hallway, boasting lofty ceilings that enhance the spacious feel, provides a gateway to the sweeping staircase ascending to the upper level, as well as to the reception and dining areas.

RECEPTION ROOM

12'6 x 10'1 (3.81m x 3.07m)

Venture into the reception room, with a bay-fronted window which invites the outside in, casting natural light across this expansive family sanctuary. The presence of a central heating radiator ensures a warm and cosy ambiance, while the crisp white walls offer a blank canvas for your personal touches.

DINING ROOM

11'9 x 10'3 (3.58m x 3.12m)

Adjacent to the reception area lies the dining space, a convivial setting for shared meals and memories. Central heating radiates warmth, complementing the room's painted walls, and a double-glazed window offers a glimpse of the world beyond. A built-in storage cupboard adds practicality, and from here, one can seamlessly transition to the kitchen.

KITCHEN

11'6 x 7'4 (3.51m x 2.24m)

The kitchen features wood base and wall cabinets set against a chic black tiled backsplash. An integrated oven, hob, and extractor fan stand ready to assist for mealtimes. A double-glazed window frames views of the home's side aspect, and another uPVC door provides convenient access to the rear yard.

BATHROOM

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

The bathroom is to the ground floor and is complete with a three-piece suite that includes a toilet, basin, and bath.

LANDING

8'1 x 3'5 (2.46m x 1.04m)

Ascend to the upper landing, a hub from which one can explore the three bedrooms and access the loft space above. Here, too, a handy storage cupboard offers a discreet place to tuck away linens and essentials.

BEDROOM ONE

10'11 x 13'7 (3.33m x 4.14m)

Bedroom one is situated at the front of the home and is bathed in light from a generous window. An integrated storage cupboard and

a central heating radiator are thoughtful additions to this restful retreat.

BEDROOM TWO

11'10 x 8'2 (3.61m x 2.49m)

Bedroom two, arrayed in neutral tones with carpeting and white walls, features a central heating radiator and a double-glazed window that overlooks the rear of the property.

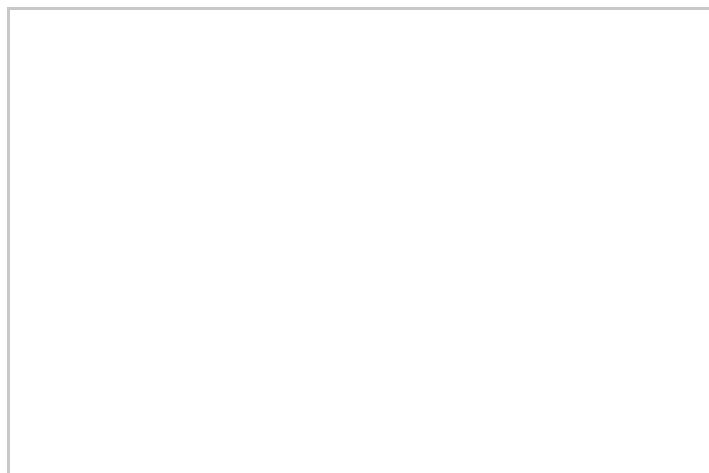
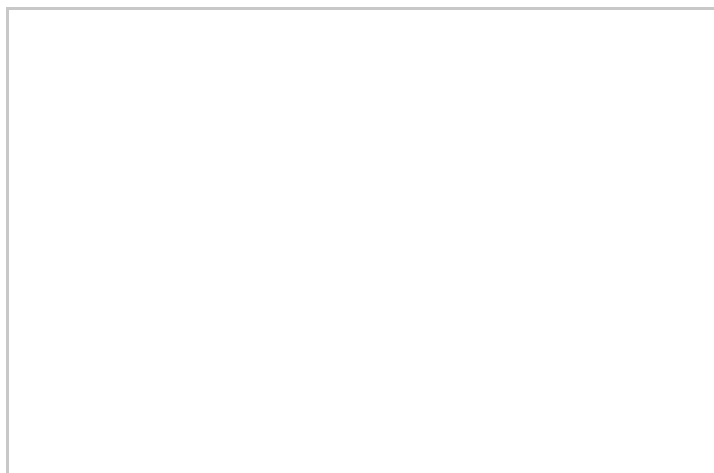
BEDROOM THREE

11' x 7'6 (3.35m x 2.29m)

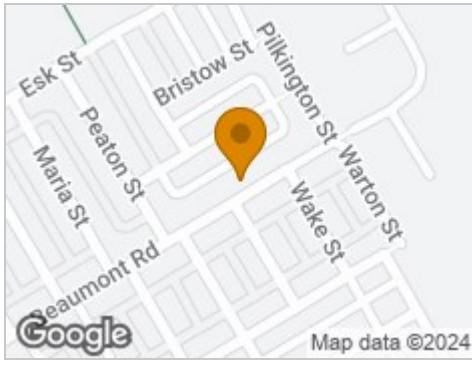
Bedroom three, also graced with a central heating radiator and a rear-facing window also includes an inbuilt storage cupboard for added convenience.

EXTERNAL

Externally, the property presents a quaint, secure yard, while the convenience of on-street parking awaits at the front of the home.



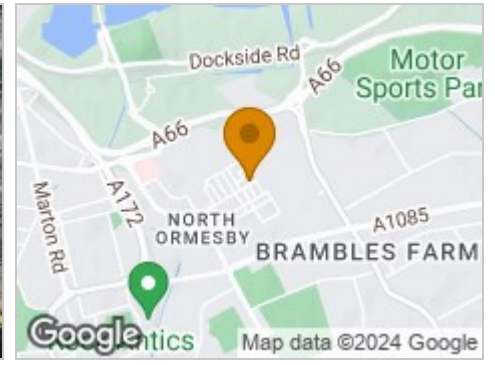
Road Map



Hybrid Map



Terrain Map



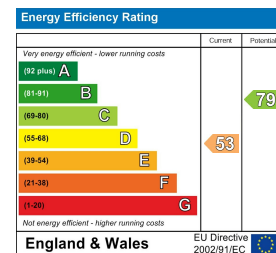
Floor Plan



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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