



# 54 Sycamore Road

Ormesby, Middlesbrough, TS7 9DP

£240,000





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## ENTRANCE

7'2 x 5'1 (2.18m x 1.55m)

Step through the solid uPVC door into the welcoming entrance hall, where the cool, smooth tiles underfoot make for easy cleaning. This practical space sets the tone for the rest of the home, with its direct access to the study to the left.

## STUDY

7'2 x 6'10 (2.18m x 2.08m)

The study, bathed in natural light from the front-facing bow window, features carpeting and central heating radiator and white walls that create a serene and focused environment for work or relaxation.

## ENTRANCE HALLWAY

18'9 x 3'4 (5.72m x 1.02m)

The entrance hall serves as the central hub of the home, with doors leading to the three bedrooms, reception room, family bathroom, kitchen, and loft space.

## RECEPTION ROOM

15'9 x 21'9 (4.80m x 6.63m)

The expansive reception room is a light-filled oasis that seamlessly blends indoor and outdoor living. Large uPVC windows and French doors bathe the room in a warm, diffused glow, while the neutral decor and plush furnishings create an inviting atmosphere for socialising or unwinding. The striking feature electric fireplace, with its log

burner affect set in a rustic brick surround, adds a touch of cosy charm and warmth to the space.

## KITCHEN

12'5 x 11'6 (3.78m x 3.51m)

The kitchen offers a more intimate and functional area for meal preparation. The wood kitchen units, in a warm, honeyed tone, provide ample storage and counter space, while the integrated oven and space for appliances make cooking a breeze. A large uPVC window overlooks the side elevation, allowing for plenty of natural light and a peek at the lush gardens beyond. An additional window and door lead directly out to the gardens and garage, making for easy access to outdoor adventures.

## MASTER BEDROOM

12'10 x 11'6 (3.91m x 3.51m)

The main bedroom, located at the front of the home, is a light-filled oasis with beautifully bow windows that overlooks the front and side garden. The room boasts generous fitted wardrobes and drawers, ensuring ample space for your belongings, as well as a cosy central heating radiator for those chilly mornings.

## BEDROOM TWO

10'5 x 11'6 (3.18m x 3.51m)

Venture further into the home, and you'll find bedroom two, a spacious retreat with a large bow window that lets in an abundance of natural light and offers views of the side garden.

This room is perfect for relaxation, with its carpet and inviting radiator tucked beneath the window. Whether you're curled up with a book or enjoying a quiet morning coffee, you'll love the peaceful ambiance this room provides

### BEDROOM THREE

10'11 x 9'1 (3.33m x 2.77m)

For those who need a smaller but perfectly functional space, bedroom three is the ideal solution. This cosy room can comfortably fit a double bed and features a convenient uPVC window and radiator. Though compact, this room punches above its weight with its warm finishes and inviting atmosphere.

### FAMILY BATHROOM

7'4 x 9'1 (2.24m x 2.77m)

The family bathroom, which, though in need of a refresh, offers all the essentials. The three-piece suite includes a toilet, basin set in a white unit, and a bath with a shower overhead. The bathroom walls are fully tiled for easy cleaning,

and a frosted uPVC window provides natural light and ventilation. Imagine updating the fixtures and finishes to create a modern, spa-like retreat in this space.

### EXTERNAL

Stepping outside, you'll be greeted by the home's expansive gardens, a true outdoor oasis. Lush greenery and well-maintained beds create a peaceful atmosphere, perfect for relaxation or outdoor entertaining. The property also features a garage and a generous front and side driveway, providing ample off-street parking for you and your guests.

Imagine the potential this home has to offer – from cosy weekend mornings to lively dinner parties. With a little imagination and some thoughtful updates, this charming home can be transformed into your dream space.





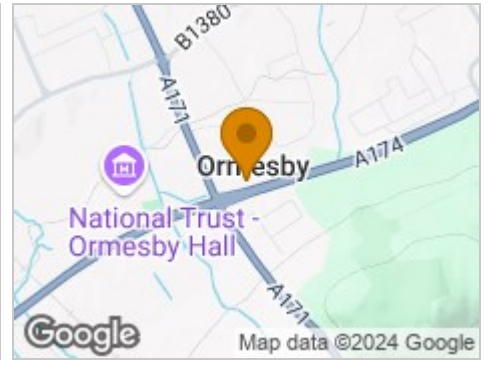
## Road Map



## Hybrid Map



## Terrain Map



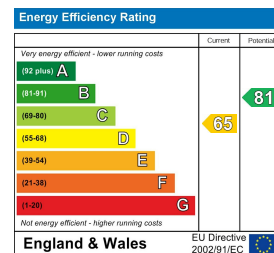
## Floor Plan



## 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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