



PH ESTATE AGENTS



15 Hovingham Street

, Middlesbrough, TS3 6NX

£50,000



Fantastic investment or first time buyer opportunity! This large property benefits from close proximity to local amenities, major bus routes and schools!



ENTRANCE 3'1 x 2'11 (0.94m x 0.89m)

Access to the property is granted through a uPVC double glazed door that opens to reveal the welcoming entrance area, complete with essential utility meters and carpet underfoot, leading seamlessly into the inviting lounge.

RECEPTION ROOM 24' x 10 (7.32m x 3.05m)

This reception room boasts an impressive uPVC double glazed bay window that bathes the room in natural light, complemented by a warming radiator. This space effortlessly transitions into an open plan living area, which is further illuminated by an additional uPVC double glazed window to the rear, enhancing the ambience. The radiator here ensures comfort, while the generous area accommodates a dining table, establishing a perfect environment for both relaxation and dining.

KITCHEN 10'5 x 7 (3.18m x 2.13m)

The kitchen, a culinary haven, is equipped with an array of wall-mounted, base, and drawer units, ready to store all kitchen essentials. At its heart lies an electric oven, flanked by a gas hob, all under the vigilant eye of a sleek stainless steel extractor fan. A stylish sink with a modern mixer tap takes center stage beneath a uPVC double glazed window. The kitchen's aesthetic is completed with a part-tiled backdrop and durable lino flooring. A compact hallway branches off, providing a conduit to the rear yard through another secure uPVC double glazed door.

UTILITY AREA 2'10 x 7 (0.86m x 2.13m)

This cosy nook offers just the right amount of room to accommodate essential white goods or a generously-sized fridge freezer, ensuring your kitchen essentials are neatly organised. Additionally, a door conveniently opens up to the charming rear yard, creating a seamless connection between indoor convenience and outdoor leisure.

FAMILY BATHROOM 5'4 x 7 (1.63m x 2.13m)

Ascending to the family bathroom, there is a w/c, a gracefully curved bath complemented by a transparent glass shower screen, and a wash hand basin. The room is adorned with a chrome towel warmer that adds a touch of elegance, while the lino flooring and fully tiled walls make for a practical yet stylish finish. A uPVC double glazed window ensures privacy and ventilation.

LANDING

The landing, carpeted for comfort, gains entry to three bedrooms and loft space.

BEDROOM ONE 10'3 x 13'4 (3.12m x 4.06m)

The master bedroom, situated at the front of the home, boasts ample space to comfortably accommodate a king-sized bed and additional furniture. This serene retreat is illuminated by a generous double-glazed window that invites in the morning light and offers a view of the peaceful neighborhood. A central heating radiator ensures the room remains cosy and warm throughout the seasons.

BEDROOM TWO 11'11 x 7'11 (3.63m x 2.41m)

The heart of the home stands the second bedroom and it presents a tranquil space with a double-glazed window that frames views of the property's rear landscape. This room proves a restful sleeping area and also discreetly integrates the essential boiler within, all while maintaining a warm ambience courtesy of the efficient radiator.

BEDROOM THREE 10'4 x 7'1 (3.15m x 2.16m)

The third bedroom, located at the rear of the house, is a charming space featuring a window that peers out to the back, allowing for a cascade of natural light and a calming view of the outdoor surroundings. A radiator in this room ensures a snug and inviting atmosphere.

EXTERNAL

Externally, the property features a petite, secure yard that offers a private outdoor enclave for relaxation or intimate gatherings. Additionally, convenient on-street parking is available right at the front of the house, adding to the practicality of this delightful abode.

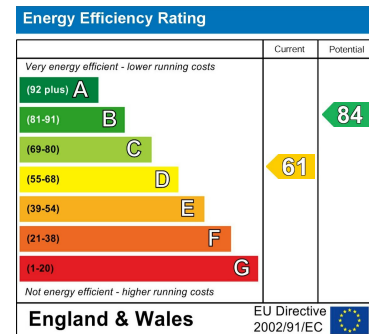
Area Map



Floor Plans



Energy Efficiency Graph



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