



22 Hoskins Way
, Middlesbrough, TS3 8NJ

£110,000



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PORCH

2'6" x 4'5" (0.76m x 1.35m)

Walking through a UPVC double-glazed door from the front aspect of the property is a ample sized porch perfect for storing outerwear.

RECEPTION ROOM

15'2" x 11'8" (4.62m x 3.56m)

The reception room is a spacious open-plan area, perfect for entertaining. The UPVC double-glazed window fills the space with a welcoming light. A cozy feature fireplace provides a focal point, while still allowing easy access to the first floor and kitchen diner.

KITCHEN DINER

9'0" x 11'8" (2.74m x 3.56m)

The property offers a brand new kitchen designed for both style and function. The contemporary units and spotlights create a bright, open space that's perfect for cooking and entertaining. The generous worktop space allows for easy meal preparation, while still accommodating a small dining table. The open-concept design makes it easy to move between the kitchen, conservatory, and reception room, promoting a seamless flow throughout the living space.

CONSERVATORY

8'10" x 9'4" (2.69m x 2.84m)

The conservatory is bathed in sunlight, thanks to the abundance of UPVC double-glazed windows that include French doors leading directly to the garden. This bright, airy space is perfect for opening your home to the outdoors on warm summer days. While compact, it comfortably accommodates a small sofa and storage units, maintaining a minimalist aesthetic.

LANDING

7'1" x 2'9" (2.16m x 0.84m)

The landing benefits from plush grey carpet and gains access to the two bedrooms, family bathroom and loft.

BEDROOM ONE

8'11" x 9'8" (2.72m x 2.95m)

The first bedroom, located at the back of the home, offers a peaceful retreat with modern built-in wardrobes providing ample storage. Natural light floods in through the UPVC window, while the radiator ensures a cozy atmosphere. The laminate flooring adds a touch of elegance and ease of maintenance.

BEDROOM TWO

7'1" x 11'7" (2.16m x 3.53m)

The second bedroom offers a comfortable and functional space, perfect for relaxing or working from home. The room comfortably fits a double bed, leaving plenty of room to move around. The contemporary built-in wardrobes offer excellent storage solutions, keeping your belongings organized. The UPVC double glazed window allows for plenty of natural light, creating a bright and airy feel. A radiator is installed for heating, and the grey laminate flooring provides a clean and sophisticated look.

FAMILY BATHROOM

4'6" x 8'5" (1.37m x 2.57m)

Step into a sleek, modern bathroom designed for effortless cleaning. The stylish floor and wall surround create a chic atmosphere. The room features a three-piece suite, including a

paneled bath with a powerful electric shower, a hand basin with sleek faucets, and a low-level WC. Convenience is key, with a large storage cupboard providing ample space for towels and essentials.

EXTERNAL

The property boasts a sprawling driveway that stretches across the front aspect, generously accommodating multiple vehicles. A lush grass verge and mature shrubbery line the driveway, creating a welcoming and established curb appeal. To the rear, a low-maintenance garden unfolds, featuring a charming entertainment area ideally suited for relaxing summer days spent with family and friends.



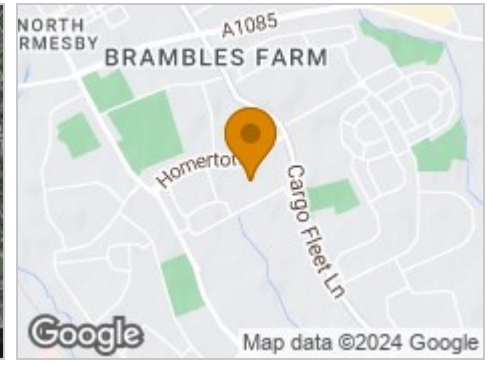
Road Map



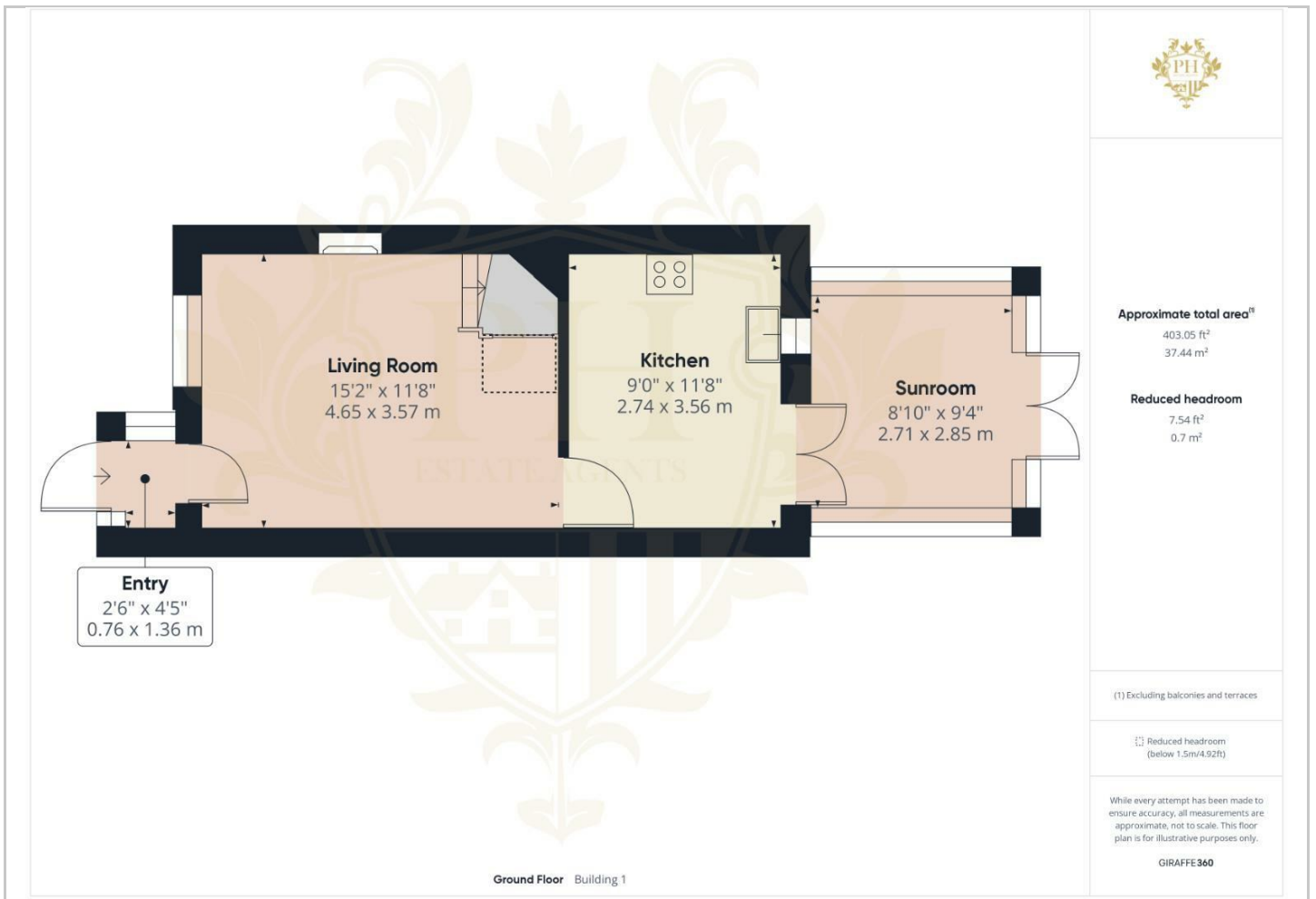
Hybrid Map



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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