



# 1 Orchard Grove

, Middlesbrough, TS6 9BY

£100,000





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## RECEPTION

7'9" x 11'8" (2.36m x 3.56m)

Step into this unique property and be transported to a canvas waiting for your creative touch! The home opens to a reception room, leading straight into the expansive open-plan kitchen diner.

The dining area, with its concrete floor and radiator, provides a solid foundation for your vision. Picture a stunning dining table surrounded by elegant chairs, the perfect setting for intimate dinners or festive gatherings.

## KITCHEN

15'1" x 8'8" (4.60m x 2.64m)

The current setup includes a sturdy kitchen with ample storage and an integrated oven, ripe for a stylish update. Large windows bathe the space in natural light.

## WC

2'7" x 5'5" (0.79m x 1.65m)

## MAIN RECEPTION ROOM

13'8" x 11'3" (4.17m x 3.43m)

The adjoining reception room offers additional living space, featuring a window overlooking the lush rear garden and a cosy radiator. Imagine curling up on a plush sofa, lost in a

good book, while the gentle sounds of nature drift in through the window.

## HALLWAY

6'8" x 8'9" (1.83m x 2.44m x 2.67m)

The hallway allows access to the rear garden via a uPVC door and to the staircase to the first floor.

## LANDING

14'0" x 2'9" (4.27m x 0.84m)

Provides access to the three bedrooms and bathroom.

## BEDROOM ONE

11'10" x 11'6" (3.61m x 3.51m)

Retreat to the tranquility of the bedrooms, each offering a blank canvas for your personal touch. The front bedroom boasts a large window, flooding the room with morning sunlight and offering views of the front garden

## BEDROOM TWO

10'2" x 11'5" (3.10m x 3.48m)

Bedroom two is to the rear and currently features bare floorboards, offers a clean slate for your design ideas. Imagine a serene sanctuary with plush carpeting, calming colours, and a comfortable bed for restful nights.

### BEDROOM THREE

7'10" x 8'9" (2.39m x 2.67m)

The third bedroom, also located at the front of the property, is a cosy haven with a window overlooking the front garden and a warm radiator.

### BATHROOM

7'1" x 5'7" (2.16m x 1.70m)

Unleash your creativity in the bathroom. Currently has a three piece bathroom but is ready for a luxurious renovation.

### EXTERNAL

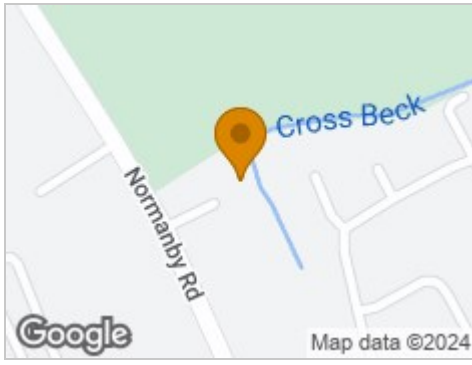
Step outside to discover the property's lush gardens, a green oasis waiting to be explored.

This home is a blank canvas, a opportunity to create your dream space. With a little imagination and some TLC, this property has the potential to be transformed into a stunning

home that reflects your unique style and personality. Don't miss your chance to be the artist behind this transformative project. Contact us today to schedule your viewing and begin your journey towards owning this one-of-a-kind property.



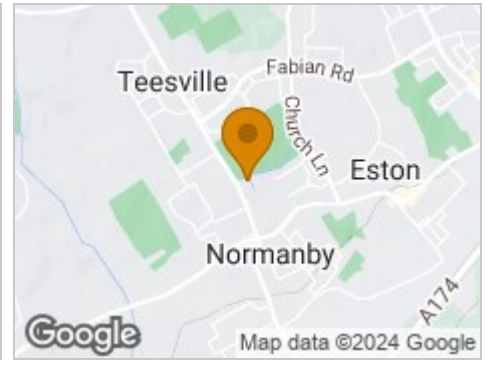
## Road Map



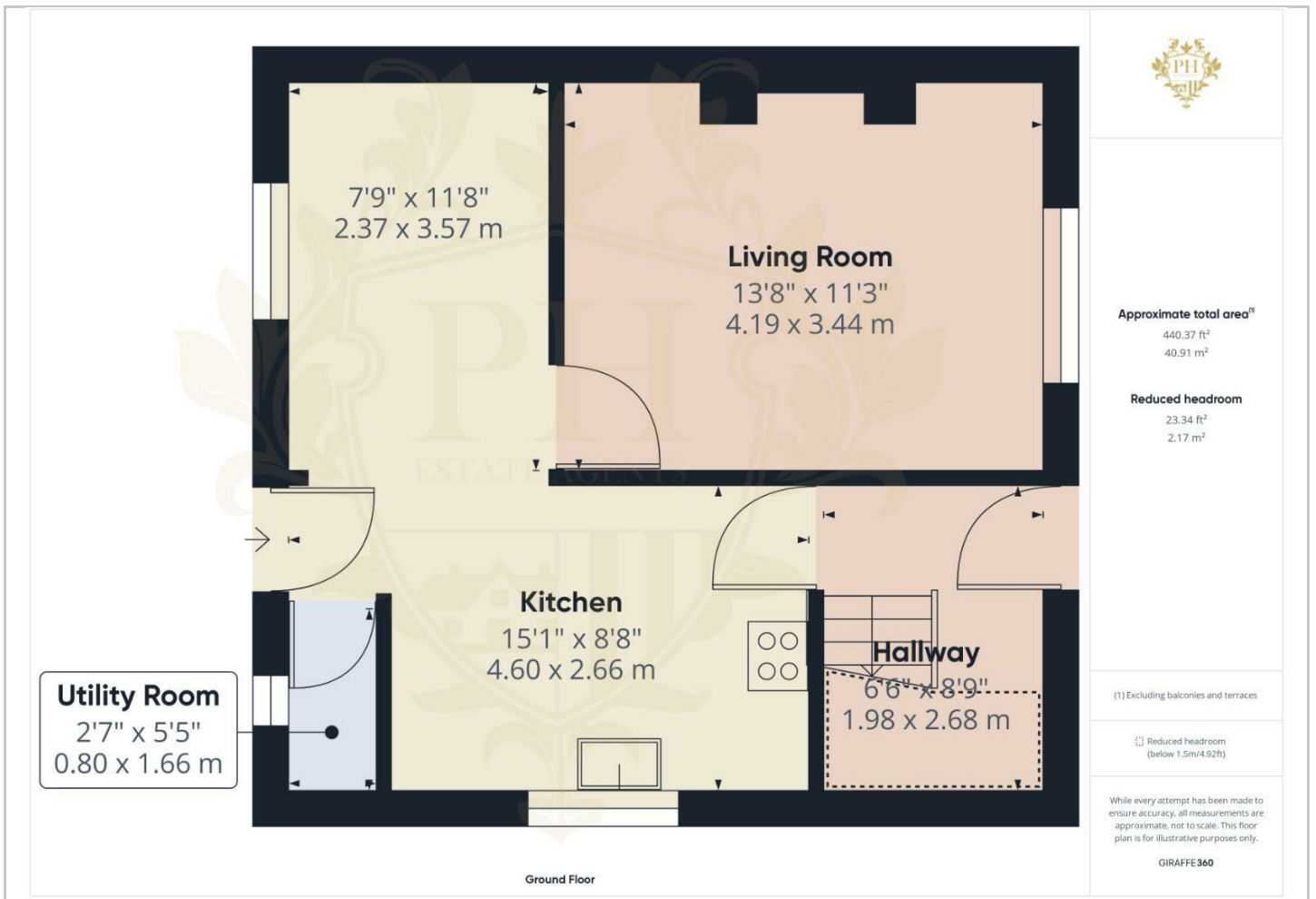
## Hybrid Map



## Terrain Map



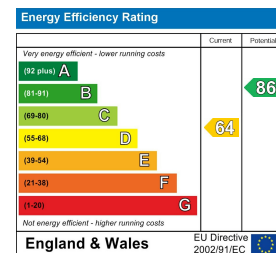
## Floor Plan



## 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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