



# 15 The Hastings

, Middlesbrough, TS6 0BB

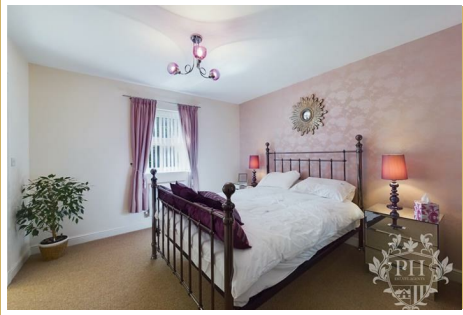
£335,000



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, Middlesbrough, TS6 0BB

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## ENTRANCE PORCH

5'7 x 3'8 (1.70m x 1.12m)

Step into this charming home through its inviting double glazed composite door into the porch. With double glazed windows to both side elevations and central heating radiator.

## HALLWAY

8'7 x 11'1 (2.62m x 3.38m)

The hallway, neutrally decorated and featuring a central heating radiator, provides easy access to the main living areas.

## RECEPTION ROOM

11' x 23'4 (3.35m x 7.11m)

The spacious living room, bathed in natural light from the large uPVC double glazed windows, offers ample space for the whole family to relax and unwind. Imagine curling up by the cosy central fire on a chilly evening, surrounded by loved ones.

## DINING ROOM

9' x 10'4 (2.74m x 3.15m)

For more intimate gatherings, the dining room offers a welcoming space. The neutral decor, carpeted floor, and painted walls create a serene atmosphere, while the double glazed window allows plenty of light to filter in. The central heating radiator ensures a comfortable temperature, making this room ideal for dinner parties or family meals.

## WC

3'1 x 5'6 (0.94m x 1.68m)

The home boasts a handy downstairs WC, perfect for convenience and practicality. The WC is tastefully decorated and equipped with all the essentials – a toilet, hand basin, central heating radiator, and extractor fan.

## KITCHEN

8'11 x 12'8 (2.72m x 3.86m)

The modern kitchen is a chef's dream, equipped with sleek gloss finishes, integrated appliances, and under-counter lighting that creates a warm, inviting atmosphere. Picture yourself preparing a gourmet meal, the aromas wafting from the oven and hob, while the dishwasher takes care of the cleanup.

## UTILITY ROOM

8'7 x 5 (2.62m x 1.52m)

Just off the kitchen, you'll find the utility room, providing additional storage for white goods and housing the boiler. The 1.5 sink with mixer tap offers convenience for cleaning up, and the external door leads directly to the rear garden.

## LANDING

15'9 x 4'4 (4.80m x 1.32m)

Upstairs, the landing continues the neutral decor and features a central

heating radiator. This space provides easy access to the family bathroom, which is beautifully appointed with modern fixtures and fittings, and to four of the bedrooms. The landing also provides access to the top floor.

## FAMILY BATHROOM

8'6 x 6'7 (2.59m x 2.01m)

This stunning family bathroom is a perfect example of modern luxury combined with practicality. As you step inside, you'll be greeted by the generous size, which easily accommodates all your essentials. The four-piece bathroom suite, including a toilet, basin, shower cubicle, and bath, is a testament to smart design that maximises functionality. The frosted window to the front elevation allows natural light to filter in, creating a warm and inviting atmosphere. For those chilly mornings, the chrome ladder towel warmer ensures you'll always have a toasty towel ready. The floors and walls are predominantly tiled, making cleaning a breeze. And let's not forget the ceiling spotlights – they provide ample light for those early morning routines. This bathroom is truly a sanctuary within the home, offering both comfort and convenience.

## BEDROOM ONE

11 x 13'4 (3.35m x 4.06m)

Nestled at the back of the house, this bedroom offers a peaceful retreat. The neutral decor and carpet create a calming atmosphere, while the feature wall adds a touch of personality. Best of all, this bedroom comes with its own ensuite.

## ENSUITE

8'7 x 5 (2.62m x 1.52m)

The Ensuite has a three-piece bathroom complete with toilet, basin, and shower cubicle. The tiled flooring and walls make for easy cleaning, while the frosted window, ceiling spotlights, and chrome towel warmer provide both style and function.

## BEDROOM TWO

11 x 9'8 (3.35m x 2.95m)

This bedroom is perfectly located to the front of the home and offers uPVC double glazed windows to the front providing ample natural light and views of the street.

This room also benefits from a central heating radiator and neutral decor. Whether you're reading a book or catching up on work, this bedroom offers the flexibility to suit your needs.

## BEDROOM THREE

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

This generously proportioned bedroom offers a peaceful retreat. The neutral carpet underfoot adds a touch of elegance, while the central heating radiator ensures a cosy ambiance. There are double glazed uPVC windows overlooking the rear garden.

Tel: 01642 462153

## BEDROOM FOUR

9' x 11'4 (2.74m x 3.45m)

Step into this inviting bedroom, bathed in natural light from the double-glazed windows that overlook the street below. Feel the warmth radiate from the central heating radiator as you relax in this homely space. The eye-catching feature wallpaper adds a vibrant splash of colour, creating a truly welcoming atmosphere.

## LANDING

3'3 x 3 (0.99m x 0.91m)

The landing is a bright and airy space, featuring a small skylight that bathes the area in natural light. It serves as a gateway to the master suite, located on the top floor.

## MASTER SUITE

11'3 x 13'11 (3.43m x 4.24m)

Prepare to be wowed by the master suite, a true sanctuary that combines luxury and comfort. The neutral carpet flows seamlessly throughout the space, while the ceiling skylights and ceiling spotlights create a bright and inviting atmosphere.

The suite boasts a feature wall adorned with stunning wallpaper, adding a touch of glamour and personality. A dressing area and ensuite bathroom complete this impressive space, providing all the amenities you need for a indulgent lifestyle.

## DRESSING ROOM

9'2 x 7'4 (2.79m x 2.24m)

Just beyond the bedroom, discover the dressing room - an elegant extension of the master suite. This spacious haven offers ample storage for all your belongings, allowing you to keep your living space neat and organised.

## ENSUITE

9'1 x 6'3 (2.77m x 1.91m)

The ensuite bathroom is a spa-like retreat, featuring a four-piece suite

including a toilet, basin, shower cubicle, and bathtub. The chrome ladder style towel warmer adds a touch of modern elegance.

Ceiling spotlights and a frosted skylight provide ample light, while the floor and wall tiles create a sleek and sophisticated aesthetic. Whether you're relaxing in the tub or getting ready for a night out, this ensuite delivers the ultimate in pampering.

## EXTERNAL

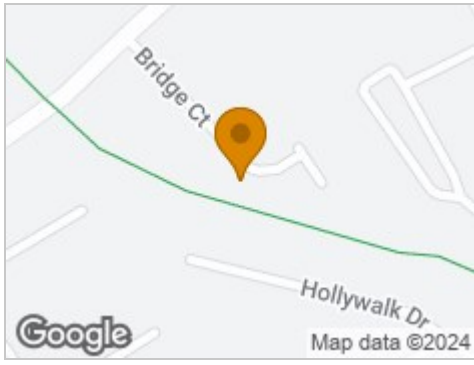
Stepping outside, you'll be transported to a peaceful woodland oasis, complete with a large, fenced plot that offers endless possibilities for relaxation and enjoyment. Imagine hosting summer barbecues, enjoying morning coffee in the fresh air, or simply unwinding amidst the soothing greenery. This garden is a true gem, waiting for you to make it your own.

And for convenience, this home comes with a single detached garage and an additional off-street parking space, ensuring you always have a place to park close to home.

Don't miss out on the chance to make this wonderful home yours. With its inviting interior, generous storage, and stunning outdoor space, it's the perfect place to call home.



## Road Map



## Hybrid Map



## Terrain Map



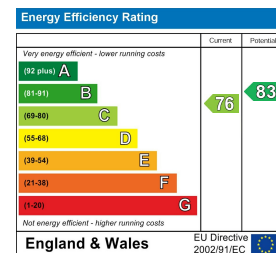
## Floor Plan



## 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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