



## 6 Sidmouth Close , Middlesbrough, TS8 9DN

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## HALLWAY

3'1" x 3'9" (0.94m x 1.14m)

The ample size entrance provides the perfect amount of space for storing outerwear and gains access to the reception room.

## RECEPTION ROOM

15'8" x 11'9" (4.78m x 3.58m)

The reception room presents a versatile. With direct access to the first floor and kitchen, it offers great flow throughout the home. The freshly painted walls and laminate flooring provide a clean, contemporary look. The UPVC double-glazed window on the front aspect lets in an abundance of natural light, making it a cheerful space to start or end your day.

## KITCHEN/ DINER

8'9" x 11'8" (2.67m x 3.56m)

Stepping into the brand new kitchen, you'll find a well-designed layout that maximizes both storage and workspace. The kitchen offers an ample supply of wall, base, and drawer units, providing generous space to organise your food items. Whether you're a gourmet chef or a casual cook, you'll appreciate the expansive worktop that offers plenty of room to prepare a hearty family meal. Freshly painted and featuring new

flooring, this kitchen exudes a clean, inviting atmosphere. Plus, the uPVC double glazed door provides direct access to the rear garden, perfect for bringing in fresh ingredients or enjoying a cup of coffee in the morning sun. The kitchen is also equipped with a brand new oven, washing machine and dishwasher, making it a breeze to keep your kitchen and dishes sparkling clean.

## LANDING

6'10" x 2'7" (2.08m x 0.79m)

The landing benefits from freshly painted white walls and freshly laid carpets which flow through into the two double-sized bedrooms.

## BATHROOM

4'7" x 8'8" (1.40m x 2.64m)

The family bathroom is equipped with a practical, three-piece white suite. The suite features a spacious, paneled bathtub for relaxing baths and overhead shower, a functional hand basin with ample storage, and a low-level WC for easy access. The property owner has implemented a low-maintenance design with the use of partial wall panels and easy-to-clean, wood-effect laminate flooring, making this bathroom both stylish and practical.

## BEDROOM ONE

7'5" x 11'9" (2.26m x 3.58m)

The first bedroom, located at the front of the property, offers a generous amount of space, easily accommodating a double bed and ample storage solutions. Recent updates include plush new carpeting, enhancing the room's modern aesthetic.

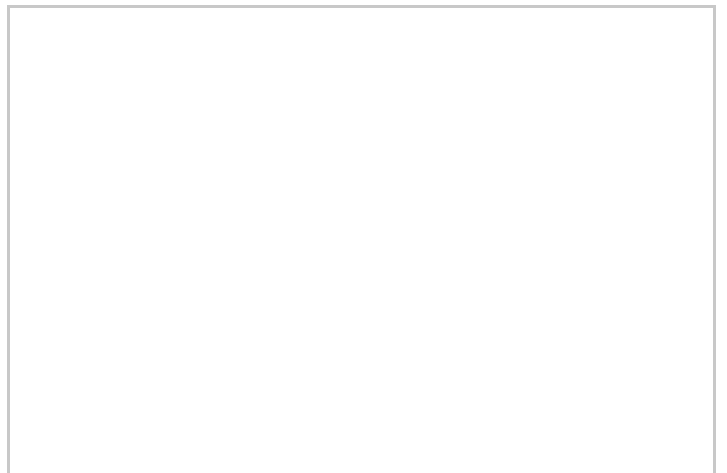
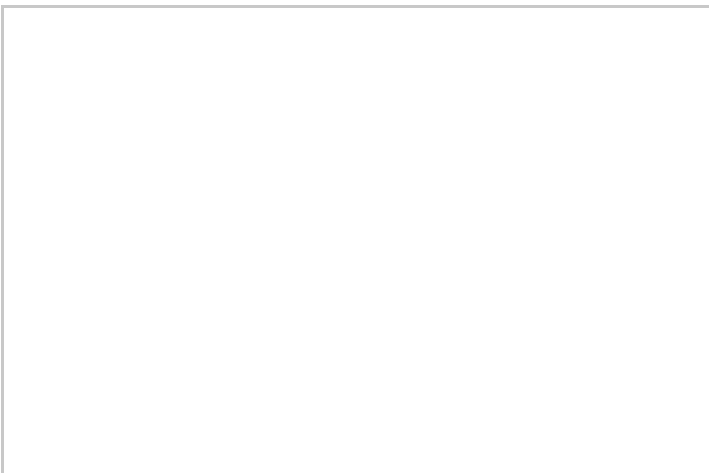
## BEDROOM TWO

8'9" x 11'9" (2.67m x 3.58m)

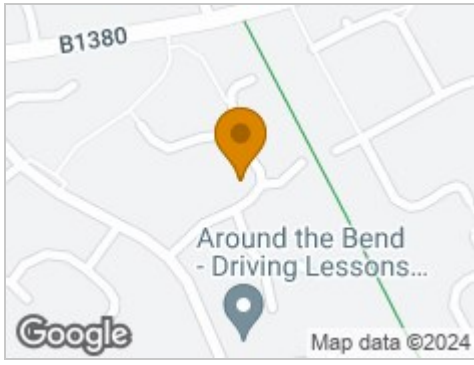
The second bedroom, conveniently located at the rear of the property, offers a fresh and clean palette with its newly painted walls and modern grey carpet. This versatile room easily fits a double bed and includes a storage cupboard to maximize space. The UPVC double glazed window ensures a quiet and comfortable environment, allowing for plenty of natural light.

## EXTERNAL

The property boasts both a front and rear garden with a patio, shed and outside tap. The rear garden is not overlooked, ideal for catching the afternoon and evening sun and meticulously designed for low maintenance. Lush greenery adorns the space, providing a tranquil oasis. A convenient driveway accommodates two vehicles, ensuring easy access and parking.



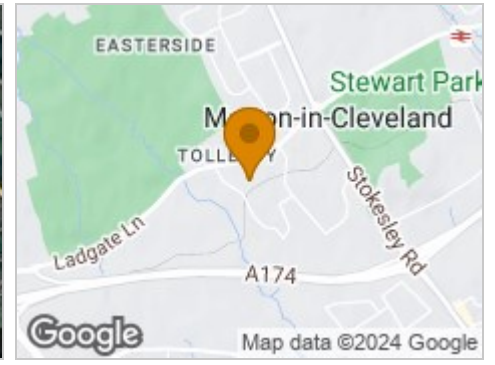
## Road Map



## Hybrid Map



## Terrain Map



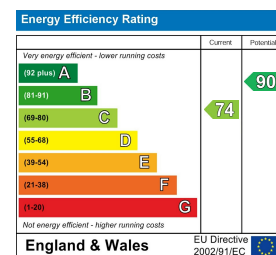
## Floor Plan



## 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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