



PH ESTATE AGENTS



# 10 Curson Street , Middlesbrough, TS6 9LQ

£85,000



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## ENTRANCE PORCH

3'4" x 2'10" (1.02m x 0.86m)

Step into this charming home through a welcoming black double-glazed composite door that opens into a cosy entrance porch. The porch sets the tone for the rest of the home with its warm modern gray carpet and tasteful neutral wallpaper.

## RECEPTION ROOM

10'4" x 12'9" (3.15m x 3.89m)

As you enter the reception room, you'll be greeted by an inviting space bathed in natural light pouring in through the large double-glazed window. The room's modern neutral decor and plush new carpet create a serene and soothing atmosphere. A central heating radiator ensures warmth on cooler days.

## DINING ROOM

11'6" x 12'9" (3.51m x 3.89m)

Adjacent to the reception room is a second cosy reception space, perfectly sized for a dining area. Imagine gathering around the inviting log burner, surrounded by the warm glow of the fire, while enjoying a delicious meal. This room also features a central heating radiator for additional heat, as well as a rear window that lets in plenty of natural light.

## KITCHEN

12'8" x 6'10" (3.86m x 2.08m)

The modern kitchen features white base, wall, and drawer units that offer ample storage. The easy-to-clean floor and wall tiles make maintenance a breeze. There's even space for all your essential appliances. An external door allows access to the rear yard.

## BATHROOM

7'0" x 6'0" (2.13m x 1.83m)

To the rear of the home you'll find the stylish family bathroom. It boasts a modern three-piece suite, including a toilet and basin set in a sleek modern vanity and a large shower cubicle. A large chrome towel warmer and a frosted side window add to the room's elegance and practicality.

## LANDING

11'5" x 2'7" (3.48m x 0.79m)

The landing, with its new modern carpet, leads you to the three well-appointed bedrooms. Each bedroom offers a peaceful retreat with its own unique charm.

## BEDROOM ONE

10'6" x 12'9" (3.20m x 3.89m)

To the front of the home, this generously sized room boasts a large double-glazed window

that overlooks the peaceful street. A central heating radiator ensures cosy comfort, while the neutral decor and plush carpet create a serene and inviting atmosphere.

### BEDROOM TWO

11'9" x 9'9" (3.58m x 2.97m)

Step into this modern and stylish bedroom, featuring a new grey carpet, central heating, and a built-in storage cupboard. The room is bathed in natural light from the window overlooking the rear yard, providing a tranquil space to relax and unwind.

### BEDROOM THREE

13'10" x 6'11" (4.22m x 2.11m )

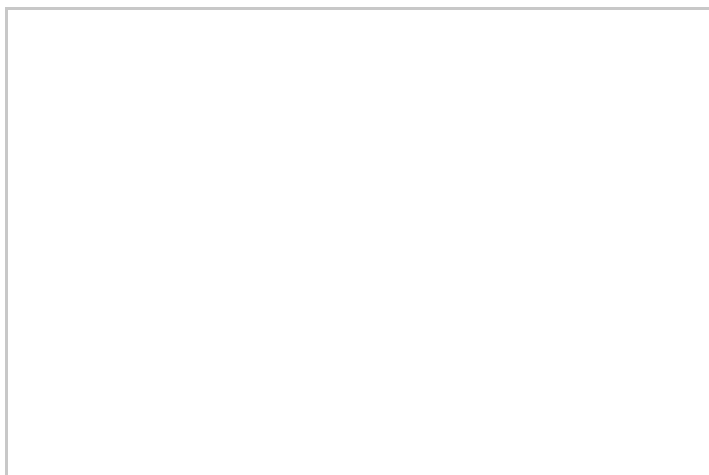
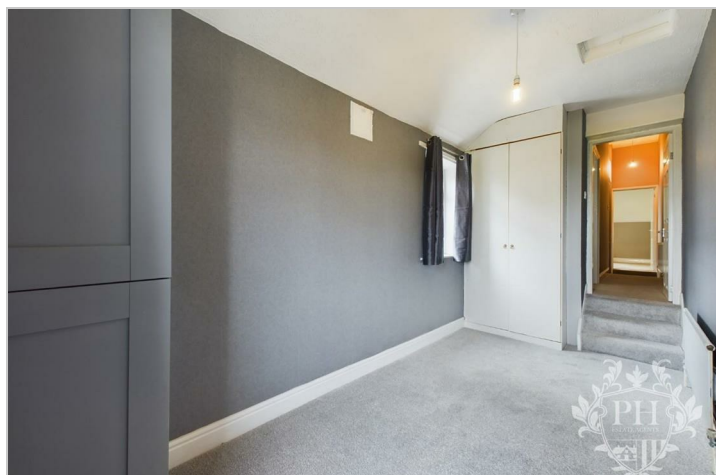
Located at the rear of the home, this bedroom offers a step-down layout. It features neutral decor, a plush carpet, central heating, and both rear and side aspect windows allowing lots of natural light to flow through.

### EXTERNAL

The home features an enclosed yard at the rear, perfect for enjoying outdoor relaxation.

On-street parking is available directly in front of the home, with permit holder spaces. This ensures easy access and convenience for vehicles.

This well-appointed home offers a comfortable and inviting living space, with each bedroom providing a unique charm and layout. Whether you're a first-time buyer, downsizing, or looking for an investment property, this home is ready to welcome you home.



## Road Map



## Hybrid Map



## Terrain Map



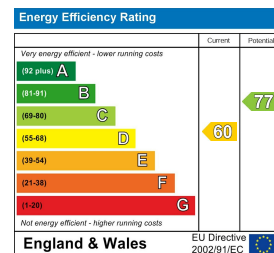
## Floor Plan



## 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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