



## 12 Moorcock Close , Middlesbrough, TS60TR

Offers In The Region Of £87,000



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## ENTRANCE HALLWAY

7'11 x 3 x 18'4 x 4'11 (2.41m x 0.91m x 5.59m x 1.50m)

Welcome to this well-presented home Enter through a modern white double glazed door into a bright and airy hallway. The hallway sets the tone for the property, featuring light wood laminate flooring, modern wallpaper, a central heating radiator, and two convenient built-in storage cupboards. From here, doors lead to the main reception room, kitchen, rear garden, and staircase to the upper floor.

## RECEPTION ROOM

11'4 x 12'6 (3.45m x 3.81m)

The reception room is situated at the front of the property, boasting a lovely modern grey carpet, a large central heating radiator, and a uPVC double glazed window that floods the space with natural light.

## KITCHEN

11'3 x 10'7 (3.43m x 3.23m)

The generous kitchen is a highlight of the home, with light wood wall, base, and drawer units that contrast stylishly with modern black wall tiles. The kitchen also features two built-in storage cupboards, a breakfast bar counter for casual dining, and a large uPVC window overlooking the rear garden.

## LANDING

8'10 x 4'6 (2.69m x 1.37m)

The staircase, carpeted in the same modern grey as the reception room, ascends to the upper floor. Here, you'll find three well-appointed bedrooms and a family bathroom, as well as access to the loft space

## BEDROOM ONE

11'7 x 7'11 (3.53m x 2.41m)

The master bedroom is located at the rear, with a large uPVC double glazed window overlooking the garden, a central heating radiator, and neutrally painted walls.

## BEDROOM TWO

11'7 x 7'10 (3.53m x 2.39m)

Bedroom two, at the front, mirrors the master with large double glazed windows, the same modern carpet, neutral walls, and built-in storage cupboards

## BEDROOM THREE

8'6 x 7'8 (2.59m x 2.34m)

Bedroom three, also at the front, is a good-sized single room with a large radiator and a uPVC double glazed window that allows plenty of light to enter.

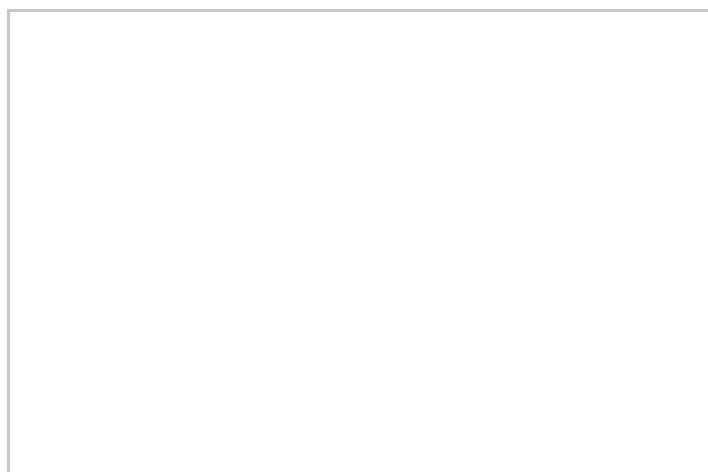
## FAMILY BATHROOM

8'6 x 7'4 (2.59m x 2.24m)

The family bathroom is well-appointed with a three-piece suite comprising a toilet, basin, and larger-than-average bath with an electric shower overhead. The bathroom features a mix of contrasting black and white wall tiles, a frosted window, a central heating radiator, and a large storage cupboard that also houses the boiler.

## EXTERNAL

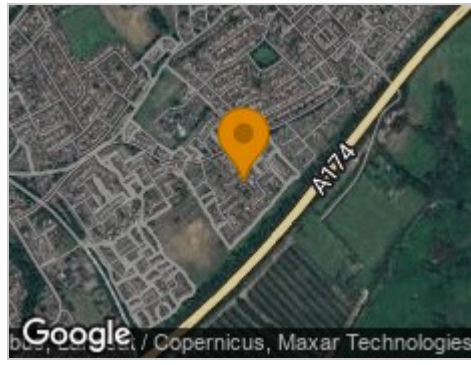
Externally, the property benefits from a front garden, which is laid to lawn and a low-maintenance rear garden paved and with gravel area. A gate at the rear provides access to on-street parking.



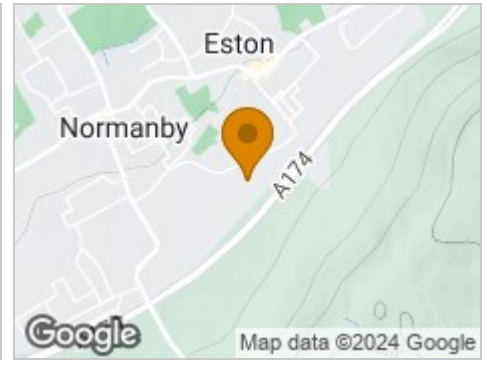
## Road Map



## Hybrid Map



## Terrain Map



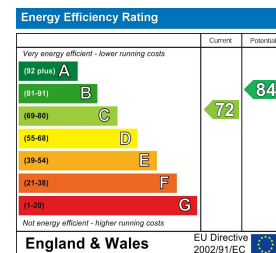
## Floor Plan



## 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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