



# 19 Albourne Green

, Middlesbrough, TS4 3NA

Fixed Asking Price £95,000



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## ENTRANCE

12'3" x 5'5" (3.73m x 1.65m )

Step through the crisp white UPVC double glazed door and into a hallway that gleams with natural light. The walls, recently adorned in a refreshing coat of paint, complement the sleek modern flooring perfectly. This welcoming space serves as a hub, offering effortless access to the heart of the home - the reception room and kitchen diner, while the staircase invites you to discover the tranquility of the first floor.

## RECEPTION ROOM

11'7" x 11'11" (3.53m x 3.63m)

The expansive reception room boasts sleek laminate flooring that gleams underfoot. A charming electric fire nestles within a fire surround, adding warmth and character to the space. The room's pièce de résistance is the bay window, its three panels offering generous views of the front garden, flooding the room with natural light.

## KITCHEN DINER

9'6" x 17'8" (2.90m x 5.38m)

The kitchen diner is a bright and airy space, flooded with natural light pouring in through two large UPVC double glazed windows and French doors. The modern wall, base, and

drawer units provide ample storage, while expansive worktops offer generous space to prepare family meals. The French doors seamlessly connect the kitchen to the rear garden, creating a perfect flow between indoors and outdoors.

## LANDING

6'7" x 5'11" (2.01m x 1.80m )

The landing benefits from a small UPVC double glazed window to the side aspect and gains access to the three bedrooms, family bathroom and loft.

## BEDROOM ONE

13'1" x 10'9" (3.99m x 3.28m)

The first bedroom, ideally situated at the front of the property, provides the perfect balance of space and coziness. Generously sized to accommodate a double bed, it also leaves ample room for storage units. The room exudes freshness, with walls newly painted a soothing color and plush grey carpet underfoot.

## BEDROOM TWO

9'2" x 9'11" (2.79m x 3.02m)

The second bedroom, nestled privately at the rear of the property, offers generous space to comfortably accommodate a double bed. A handy built-in storage cupboard ensures your

belongings stay organized, while a UPVC double glazed window floods the room with natural light and a double radiator provides cozy warmth.

### BEDROOM THREE

10'2" x 6'8" (3.10m x 2.03m)

The third bedroom, while the smallest, exudes a warm and inviting charm. Perfectly sized for a single bed, it also offers generous storage space. Natural light floods in through the UPVC double glazed window, and the single radiator ensures cozy warmth on chilly days.

### BATHROOM

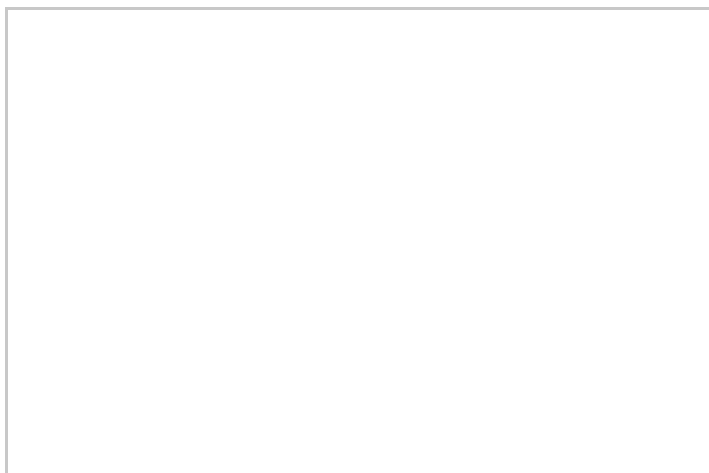
5'4" x 7'5" (1.63m x 2.26m)

The family bathroom features a sleek three-piece suite, complete with a sturdy paneled bath, perfect for a relaxing soak. The bath also comes equipped with convenient shower attachments for those in a hurry. A crisp white

hand basin and low-level WC complete the set, blending form and function. Natural light filters in through the frosted UPVC double-glazed window, adding warmth to the space. A handy towel rail keeps essentials within easy reach.

### EXTERNAL

The property boasts shared parking conveniently located to the side, along with a charming fenced front garden and a spacious rear garden perfect for outdoor relaxation or entertainment.



## Road Map



## Hybrid Map



## Terrain Map



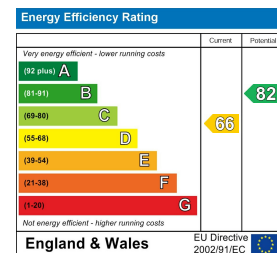
## Floor Plan



## 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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