



PH ESTATE AGENTS



33 Endsleigh Drive

, Middlesbrough, TS5 4RG

£159,500



33 Endsleigh Drive

, Middlesbrough, TS5 4RG

£159,500



ENTRANCE HALLWAY

4'8 x 2'11 (1.42m x 0.89m)

Step into this lovely home through an elegant black double-glazed composite door, which opens into a luminous hallway. From here, ascend the staircase to the first floor or proceed through the internal door into the inviting reception room.

RECEPTION ROOM

14'1 x 13'1 (4.29m x 3.99m)

The reception room is situated at the front of the home and features a charming bay window, central heating radiators, and beautiful hardwood flooring. Currently serving as the family dining room, this versatile space offers endless possibilities for your personal touch.

KITCHEN & LIVING AREA

19'6 x 15'3 (5.94m x 4.65m)

Step into the heart of this beautiful home, where the kitchen and living area blend seamlessly to create a space of elegance and functionality. Boasting exquisite quartz work surfaces and integrated appliances, including an induction hob, microwave, oven, grill, and dishwasher, this kitchen is a culinary dream. The practical kitchen island not only offers additional storage but also features electrical outlets for your convenience. Above, ceiling spotlights illuminate the space, while the area beneath the stairs has been ingeniously optimised for extra storage. The living area exudes warmth and charm with its easy to

clean vinyl flooring and stunning skylight windows that flood the space with natural light. Adding to the cosy ambiance is a charming log burner and a sleek, modern flat panel radiator. At the rear, magnificent oak-styled bi-folding doors open directly into the rear garden, creating a perfect indoor-outdoor flow. This is a space designed not just for living, but for loving every moment spent at home.

STORAGE (UNDER STAIRS)

7'10 x 2'11 (2.39m x 0.89m)

This property has been meticulously optimised to provide a spacious storage area alongside a convenient laundry nook, complete with a washing machine

LANDING

6'5 x 3'1 (1.96m x 0.94m)

Ascend the stairs to find a beautifully carpeted landing in a fresh, cream hue, leading to three inviting bedrooms, a contemporary bathroom, and loft space above

BEDROOM ONE

14'1 x 12'3 (4.29m x 3.73m)

Bedroom one, situated at the front of the home, boasts a charming bay window with a central heating radiator beneath, fitted storage wardrobes, drawers, and overhead cupboards, providing an abundance of storage space.

BEDROOM TWO

9'3 x 12'3 (2.82m x 3.73m)

Bedroom two, located at the rear, offers serene views of the garden through its double-glazed window. It includes a central heating radiator, an inbuilt storage cupboard with feature lighting, and carpeting underfoot.

BEDROOM THREE

7'1 x 5'9 (2.16m x 1.75m)

Bedroom three, also at the front features a double-glazed window, central heating radiator, and currently accommodates a single bed

BATHROOM

5'5 x 7 (1.65m x 2.13m)

The modern shower room is a true highlight, featuring a sleek toilet, a double basin vanity with ample storage drawers beneath, and a luxurious wet room-style shower with a glass partition and an overhead rainfall showerhead. Additional touches include a chrome ladder-style towel warmer, ceiling spotlights, and

easy-to-clean tiling, complemented by a frosted rear window for privacy.

EXTERNAL

Externally, the property presents a large, block-paved driveway at the front, ideal for off-road parking. The large rear garden is designed for low maintenance with artificial turf and features a delightful decking area, perfect for al fresco dining and entertaining guests. The garden is enclosed by relatively new fencing, ensuring privacy, and includes a detached storage unit at the very rear, measuring 2.39m x 5.11m, complete with lighting

PROPERTY INFORMATION

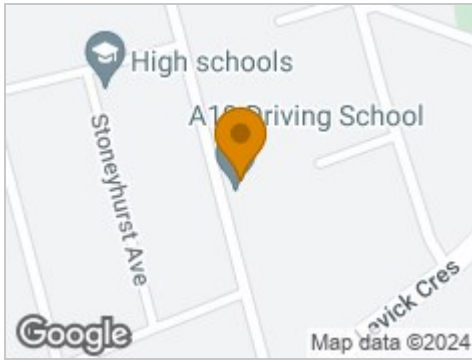
The fully boarded loft houses the annually serviced combi boiler and is equipped with electricity, offering additional storage possibilities.

The stairs and landing carpet is brand new.

The extension roof has been completed resealed.



Road Map



Hybrid Map



Terrain Map



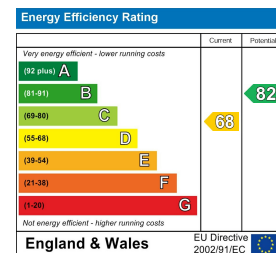
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.