



PH ESTATE AGENTS



# 15 Newton Close , Middlesbrough, TS6 9HS

£85,000



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## ENTRANCE

9'3 x 7'3 (2.82m x 2.21m)

Step through a modern uPVC door to be welcomed into the inviting entrance hallway of the property. A quaint window adjacent to the door bathes the space in natural light, complemented by the warmth of a central heating radiator. A staircase gracefully ascends to the upper level, with a cleverly designed storage cupboard tucked underneath for convenience. This hallway is not just a passageway but an introduction to the home, providing access to the charming reception room and the heart of the house, the kitchen.

## RECEPTION ROOM

10'3 x 12'10 x 7'8 x 8'4 (3.12m x 3.91m x 2.34m x 2.54m)

The generous open-plan reception area is situated at the front of the house, where a grand double-glazed window frames a view of the outdoor scenery and allows daylight to cascade across the room, with a central heating radiator resting discreetly below. The room boasts a carpet and neutral decor, presenting a perfect blank canvas eager for personal touches from its new owner. The open-plan configuration affords ample room for a cosy living area and a welcoming dining space, complemented by an additional radiator situated towards the room's rear. French doors offer a graceful transition into the sunlit conservatory.

## CONSERVATORY

8'10 x 7'11 (2.69m x 2.41m)

Nestled at the property's rear, the conservatory is a serene retreat, a versatile space that invites relaxation and enjoyment. It provides a seamless connection to the verdant rear garden, offering a tranquil spot for contemplation or entertainment.

## KITCHEN

7'7 x 11'10 (2.31m x 3.61m)

The kitchen, also located at the back of the home, is a canvas ripe with potential, ready to be transformed into a culinary haven. It is equipped with an abundance of wall and base cabinets, enhanced by the convenience of an integrated oven, hob, and extractor fan. A stainless steel 1.5 sink with a sleek mixer tap sits beneath a window offering a picturesque view of the rear garden. A uPVC door from the kitchen ensures easy access to this outdoor sanctuary.

## LANDING

12'4 x 3'3 (3.76m x 0.99m)

The landing area, brightened by a window facing the front, acts as a crossroads within the home, leading to the loft space, the two bedrooms, and the bathroom facilities.

## MASTER BEDROOM

10'3 x 12'3 (3.12m x 3.73m)

The master bedroom, a haven of tranquility, is positioned at the front of the home. A substantial window illuminates the space, with a central heating radiator below. This room is further enhanced by the luxury of a walk-in storage wardrobe, ensuring ample space for belongings.

## BEDROOM TWO

8' x 12'4 (2.44m x 3.76m)

Bedroom two lies at the rear of the dwelling, distinguished by its contemporary carpet and a vast window that overlooks the garden, paired with a central heating radiator. This room also benefits from a built-in storage cupboard or wardrobe, providing an organised living space.

## TOILET

5'1 x 2'9 (1.55m x 0.84m)

The toilet, a separate entity positioned conveniently next to the bathroom, maintains the home's theme of neutral decor. A frosted window to the rear ensures privacy while allowing in light, and it houses a white toilet fixture.

## BATHROOM

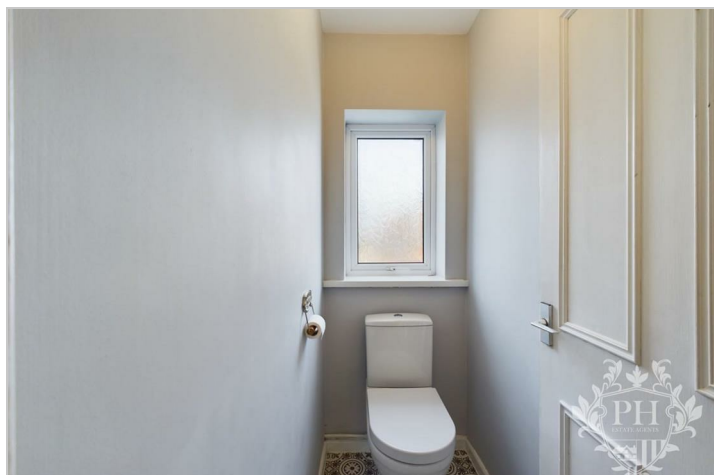
7'11 x 4'10 (2.41m x 1.47m)

Completing the home is the bathroom, a sleek and modern space equipped with a bath accompanied by an electric shower overhead and a stylish vanity unit with a wash basin. The bathroom's fresh aesthetic is supported by the natural light from another frosted window, and it includes a built-in storage cupboard for toiletries and linens, marrying functionality with elegance.

## EXTERNAL

The property boasts a generous driveway that ensures secure parking off the street, providing both convenience and peace of mind. This area is complemented by a tastefully arranged zone of gravel and lush grass, requiring minimal upkeep for those with a busy lifestyle.

At the back of the house, you'll find a charming garden, securely embraced by sturdy walls and fencing. It's designed for effortless care, featuring a neatly paved patio complemented by a quaint gravel section. The garden also includes a handy storage shed, perfect for tucking away any extra outdoor gear. This delightful outdoor retreat offers a serene spot to unwind and savor the tranquility of the evening after the day's activities.



## Road Map



## Hybrid Map



## Terrain Map



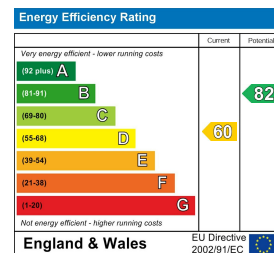
## Floor Plan



## 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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