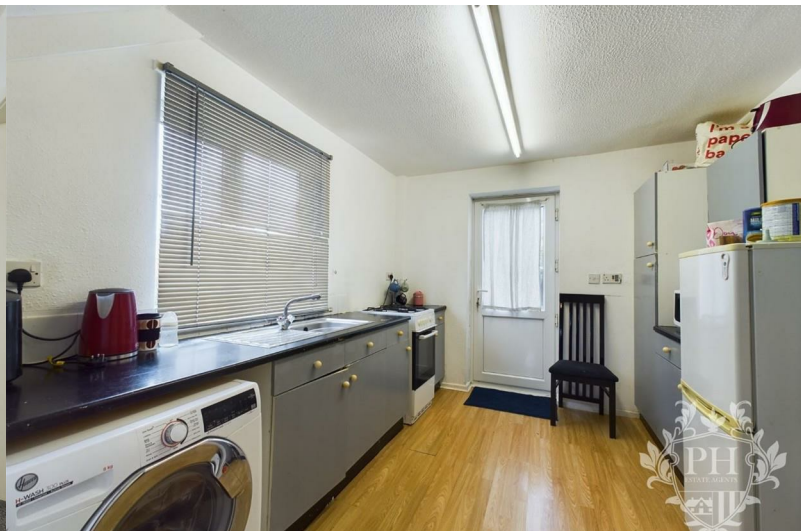




## 22 Windsor Court

Grangetown, Middlesbrough, TS6 7QY

£95,000



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## HALLWAY

Upon entering through a pristine white UPVC double glazed door, you are welcomed into a luminous hallway. This inviting space not only greets you with a sense of warmth but also provides seamless access to the reception room, the well-appointed kitchen, and the stairs leading to the first floor.

## RECEPTION ROOM

The inviting reception room comfortably accommodates a three-piece suite and features a large UPVC double glazed window that bathes the space in natural light. The room is further enhanced by a sleek radiator for added warmth and a charming fire surround that serves as a focal point, creating a cozy and aesthetically pleasing environment.

## DINING ROOM

The dining room, nestled at the rear of the property, offers a cozy and inviting space that comfortably accommodates a small dining table. Enhanced by the warmth of a radiator, this charming room serves as a hub, providing seamless access to the reception room, kitchen, and conservatory.

## CONSERVATORY

Situated at the back of the property, the conservatory features a charming dwarf wall that encircles the space. It is adorned with numerous UPVC double-glazed windows that

flood the room with natural light, and elegant French doors that open out to reveal a quaint, picturesque garden.

## KITCHEN

The kitchen features an array of beautiful wooden wall cabinets, base units, and drawer compartments, all elegantly contrasted by sleek dark countertops. Natural light floods the room through a UPVC double glazed side window, creating a warm and inviting atmosphere. This well-designed space seamlessly connects to the dining room, hallway, and rear garden, offering both functionality and aesthetic appeal.

## LANDING

The landing gains access to the three spacious bedrooms, bathroom, toilet and loft.

## BEDROOM ONE

The first bedroom, situated at the front of the property, boasts a generously sized UPVC double-glazed window that allows an abundance of natural light to flood the space. Equipped with a modern radiator, this inviting room effortlessly accommodates a double bed along with ample space for larger storage units, ensuring both comfort and practicality.

## BEDROOM TWO

The second bedroom is a generously sized double room located at the back of the property. This inviting space features a substantial

UPVC double-glazed window that allows ample natural light to flood in. The room is kept cozy with a well-placed radiator, and the walls are freshly painted, providing a clean and modern canvas for any décor.

### BEDROOM THREE

The third bedroom, though the most compact of the trio, offers a cozy and intimate space, perfect for a single bed and petite storage solutions. This charming room is enhanced by a small UPVC double glazed window that invites natural light, a radiator for warmth, and walls adorned with a fresh coat of paint.

### BATHROOM

The bathroom features a two-piece suite, consisting of a sleek hand basin and a paneled bath equipped with modern shower attachments. The ambiance of the room is enhanced by the partially tiled walls, providing a touch of elegance. It is kept warm and cozy with a radiator, and natural light filters through a

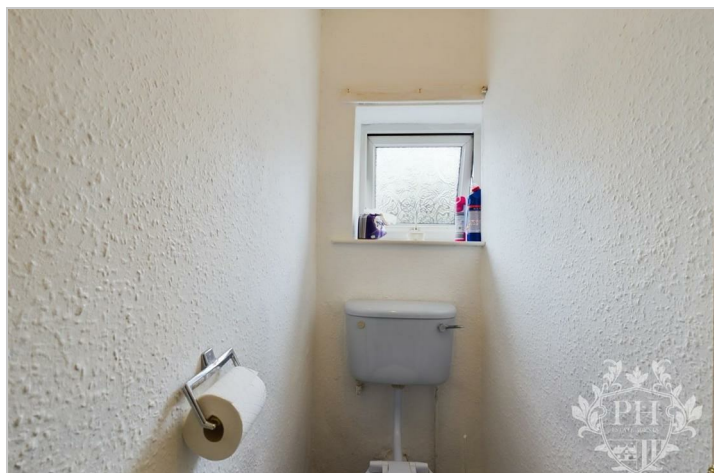
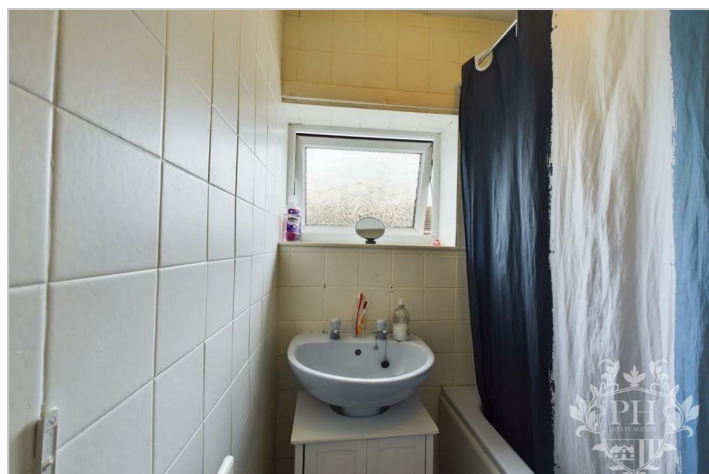
small, frosted UPVC double-glazed window, ensuring privacy while adding a subtle glow.

### TOILET

The toilet is set separate to the bathroom and is located at the top of the staircase.

### EXTERNAL

The property boasts a generously sized garden, complete with a private gated driveway and a spacious garage. At the back, you'll find a quaint, well-maintained garden featuring a lush grassy area surrounded by a charming patio.



## Road Map



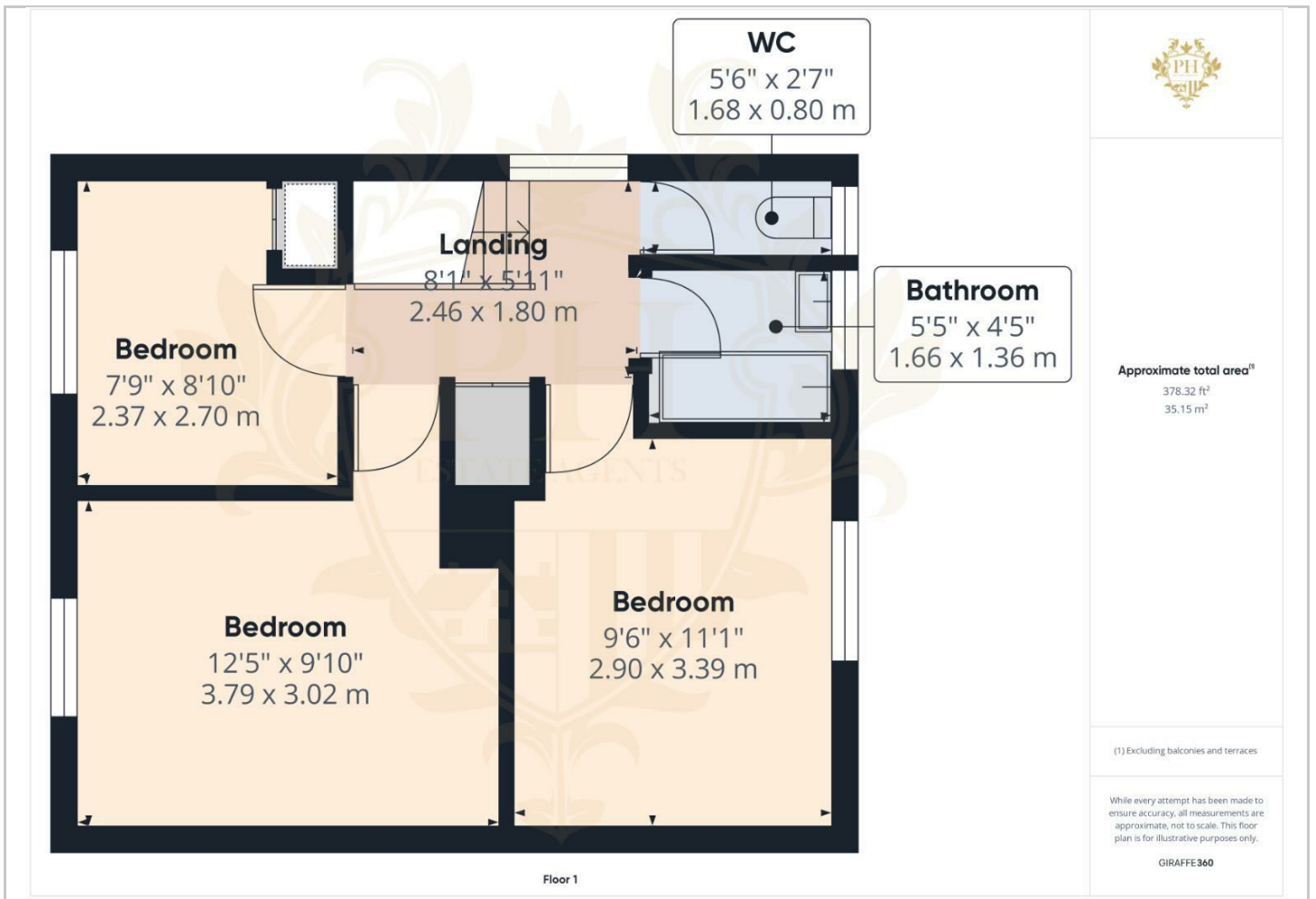
## Hybrid Map



## Terrain Map



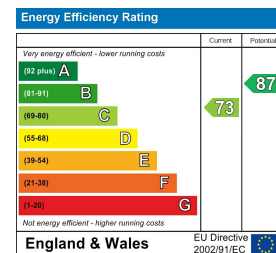
## Floor Plan



## 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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