



## 4 Corby Avenue , Middlesbrough, TS5 4RD

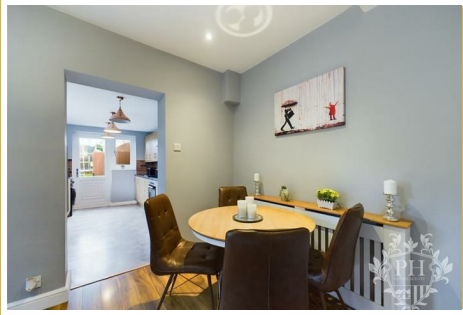
£145,000



# 4 Corby Avenue

, Middlesbrough, TS5 4RD

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## HALLWAY

5'0" x 3'2" (1.52m x 0.97m)

Upon entering through a pristine white UPVC double-glazed door, you are greeted by a spacious and brilliantly illuminated modern hallway. This inviting space is ideal for storing outerwear and seamlessly leads to both the reception room and the staircase to the first floor.

## RECEPTION ROOM

14'0" x 11'8" (4.27m x 3.56m)

As you enter the front of the property, you'll find the reception room, a welcoming space that features a contemporary media wall complete with stylish storage inserts. This room is designed to comfortably accommodate a two-piece suite, along with additional smaller storage units, creating a cozy yet organized environment. It seamlessly leads into the elegant dining room, making it perfect for both relaxation and entertaining guests.

## DINING ROOM

10'0" x 16'7" (3.05m x 5.05m)

The dining room has recently undergone a stunning transformation, now boasting a large UPVC double-glazed window looking onto the gorgeous garden. This expansive room effortlessly accommodates a dining table and a cozy two-seater sofa, all while maintaining a sleek, minimalist aesthetic. Additionally, the room provides convenient access to the kitchen and ample understair storage cupboards, ensuring

both style and functionality are seamlessly integrated.

## KITCHEN

13'0" x 8'9" (3.96m x 2.67m)

The kitchen features an array of light wood-effect wall cabinets, base units, and drawers, all meticulously designed to provide ample storage space. It includes an integrated electric oven paired with a sleek gas hob situated above. The dark countertops create a striking contrast with the light wood cabinetry, adding a touch of elegance to the space. The kitchen is further enhanced by a large double-glazed UPVC window on the side, allowing an abundance of natural light to flood the room. Additionally, a UPVC double-glazed door opens out to the garden, seamlessly blending indoor and outdoor living.

## LANDING

7'0" x 3'2" (2.13m x 0.97m)

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

## BEDROOM ONE

14'0" x 11'8" (4.27m x 3.56m)

The first bedroom, located at the front of the property, is a spacious and inviting retreat. It comfortably accommodates a double bed and bedside cabinets, and it boasts generous built-in wardrobes for ample storage. This charming room is enhanced by a stylish feature wall adorned

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with decorative wallpaper. Natural light floods in through a large UPVC double glazed window, creating a bright and airy atmosphere. The room is also equipped with a radiator, ensuring warmth and comfort throughout the year.

### BEDROOM TWO

9'0" x 10'6" (2.74m x 3.20m)

Nestled at the back of the property, the second bedroom offers a serene retreat. This spacious room easily accommodates a comfortable double bed alongside smaller storage units, making it both functional and cozy. Sunlight pours in through the expansive double-glazed UPVC window, illuminating the room and creating a warm, inviting atmosphere. The walls are elegantly painted, complementing the efficient radiator that ensures the space remains comfortably heated throughout the year.

### BEDROOM THREE

7'0" x 5'8" (2.13m x 1.73m)

The third bedroom, the smallest of the three, is

situated at the front of the property. This cozy space comfortably fits a single bed and compact storage units. It features a UPVC double-glazed window, allowing ample natural light to flood the room, and a radiator to ensure warmth during colder months.

### FAMILY BATHROOM

6'0" x 5'8" (1.83m x 1.73m)

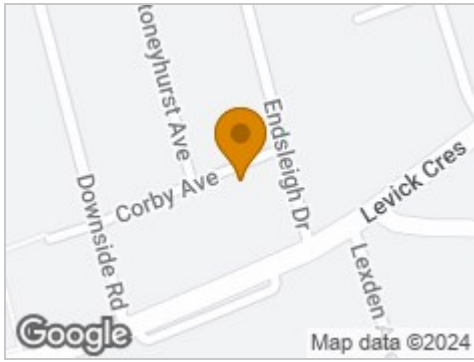
The family bathroom features a contemporary three-piece suite, which includes a paneled bath equipped with shower attachments, a sleek hand basin, and a stylish low-level toilet. This room is enhanced by modern wall cladding, a convenient towel warmer, and a frosted UPVC double-glazed window that ensures privacy while allowing natural light to filter through.

### EXTERNAL

This property provides both off-road parking and on-street parking options. At the rear, you will find an expansive garden complete with a spacious patio area, ideal for hosting gatherings and entertaining guests.



## Road Map



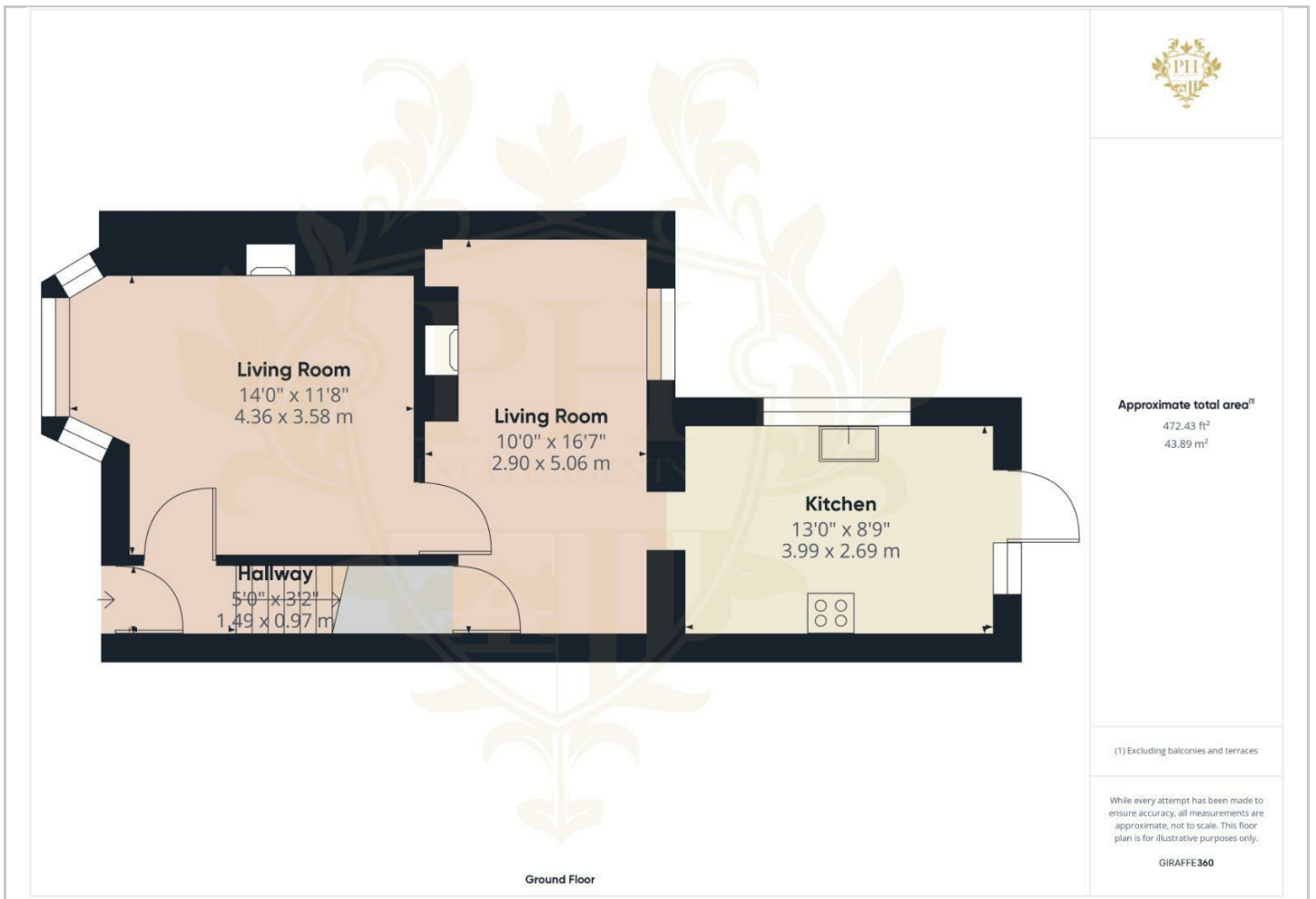
## Hybrid Map



## 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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