



## 47 Nightingale Road

, Middlesbrough, TS6 9PY

Offers Over £65,000





# 47 Nightingale Road

, Middlesbrough, TS6 9PY

Offers Over £65,000



## HALLWAY

5'10" x 3'2" (1.78m x 0.97m )

Entering from the quaint front garden into a bright hallway which gains access to the reception room, kitchen & first floor. The hallway benefits from a small UPVC double glazed window to allow natural light to floor through and understair storage.

## RECEPTION ROOM

18'3" x 10'2" (5.56m x 3.10m )

The reception room is large in size and boasts a large UPVC double glazed window to the front and french doors to the rear that leads into the garden. This room would comfortably fit living and dining furniture with ease whilst still providing a minimal look.

## KITCHEN

12'0" x 7'7" (3.66m x 2.31m)

The kitchen is equipped with a number of wall, base and drawer units, although need of renovation the kitchen is ample in size. This room benefits from a UPVC double glazed window to the side aspect and has a UPVC door which leads to the rear garden.

## LANDING

3'6" x 6'11" (1.07m x 2.11m )

The landing provides access to the two spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

8'6" x 15'0" (2.59m x 4.57m)

The first bedroom is situated to the front of the property and provides the perfect amount of space for a double bed and larger storage units.

## BEDROOM TWO

9'5" x 10'11" (2.87m x 3.33m )

The second bedroom is set to the rear of the property and benefits from a UPVC double glazed window and radiator. The room is large in size and is a blank canvas for any buyer to make their own.

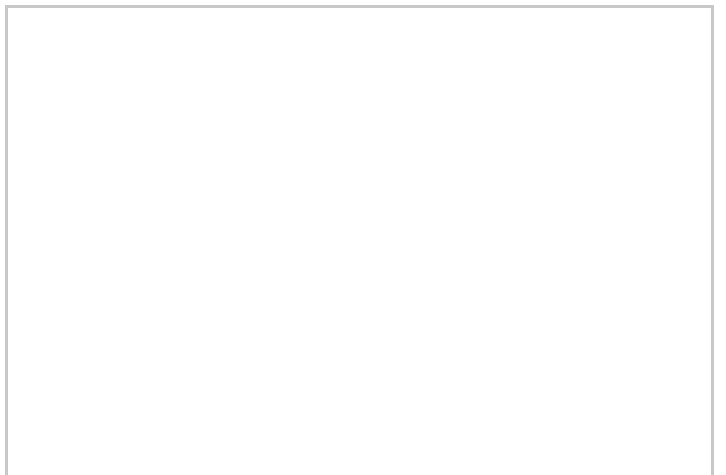
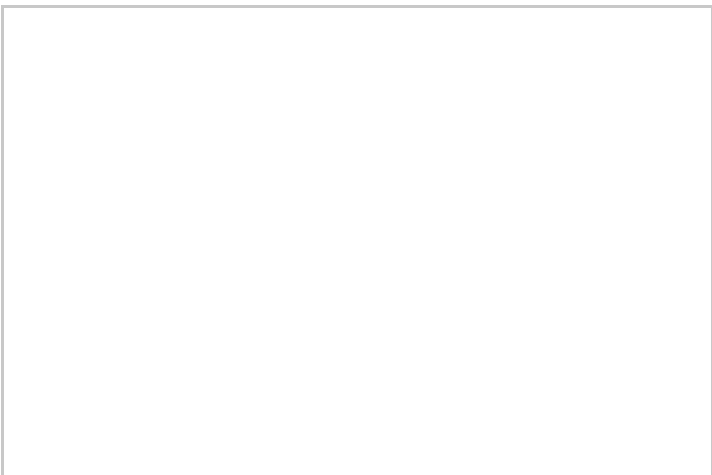
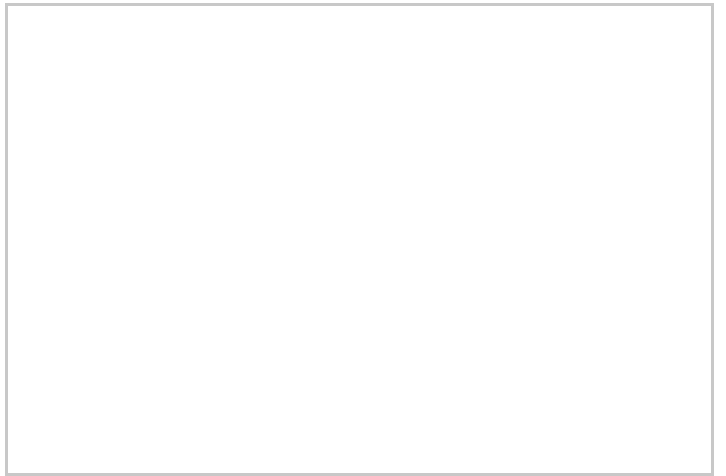
## BATHROOM

5'6" x 6'10" (1.68m x 2.08m )

The bathroom comprises a three piece suite which includes a paneled bath with shower attachments, hand basin and low level w/c with a frosted UPVC double glazed window.

## EXTERNAL

The property offers both on and off street parking with a small front garden and larger rear garden



## Road Map



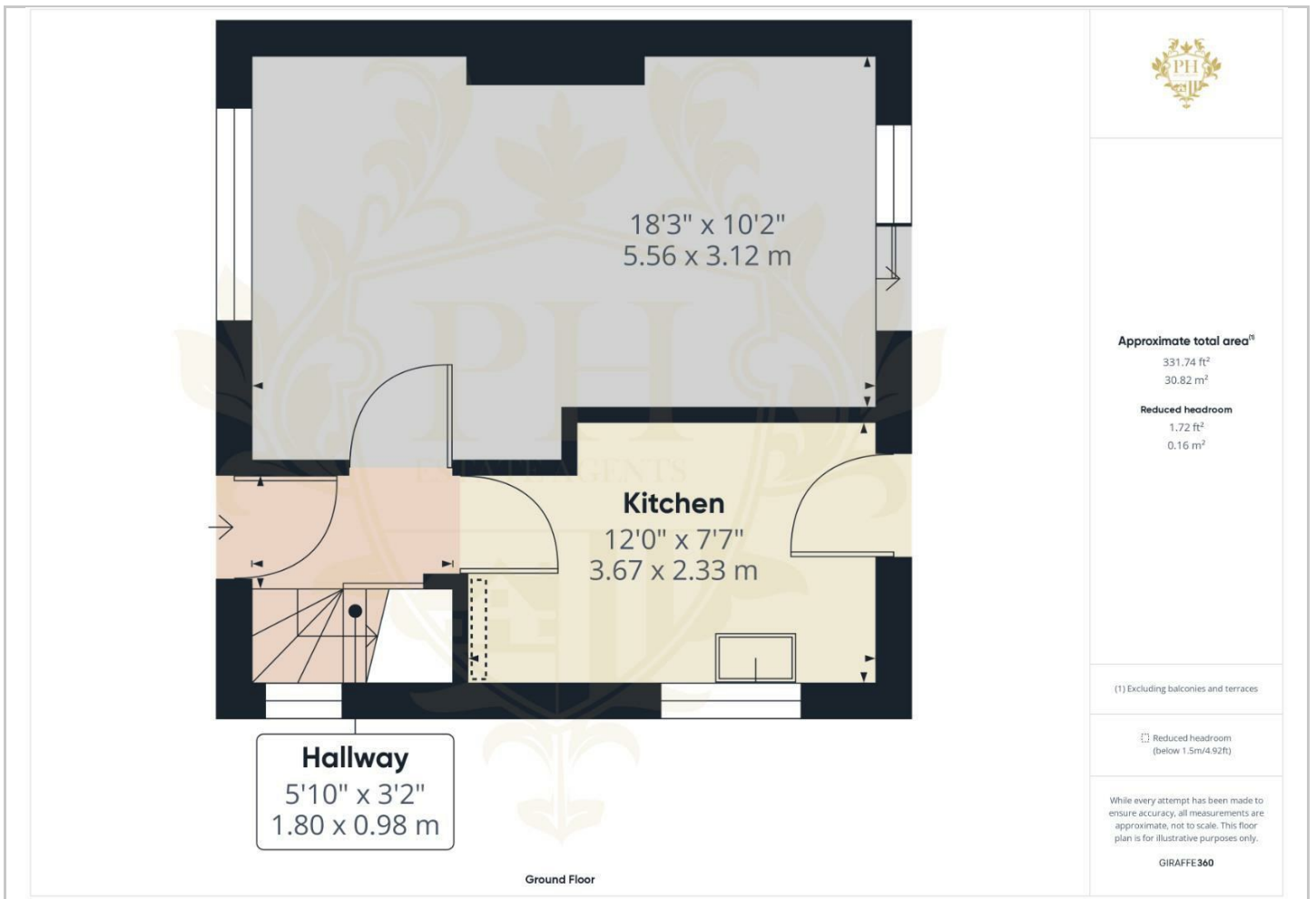
## Hybrid Map



## Terrain Map



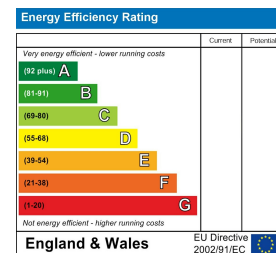
## Floor Plan



## 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.