



24 Dawlish Green

, Middlesbrough, TS4 3NW

£100,000



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HALLWAY

6'1" x 4'5" (1.85m x 1.35m)

Stepping through a UPVC double glazed door, you are greeted by a luminous hallway, beautifully designed to accommodate your outerwear. The space is bathed in natural light, highlighting the elegant laminate flooring that extends throughout. This inviting entryway seamlessly connects to the reception room and provides access to the first floor, offering a warm and functional welcome to the home.

RECEPTION ROOM

13'0" x 10'11" (3.96m x 3.33m)

The welcoming reception room, located at the front of the property, boasts ample space to comfortably fit a three-piece suite along with smaller storage units, all while maintaining a minimalist aesthetic. The room features elegant laminate flooring that seamlessly extends throughout the ground floor. Additionally, the UPVC double-glazed window allows for an abundance of natural light to fill the space. Conveniently, there is also access to a practical understair storage area, enhancing the room's functionality.

DINING AREA

7'11" x 7'2" (2.41m x 2.18m)

The dining area, located at the rear of the property, is accessed through an elegant archway leading from the main reception room. This spacious room comfortably accommodates a charming small dining table and features a large UPVC double-glazed window, allowing natural light to flood the space. Additionally, this room provides seamless access to the well-appointed kitchen.

KITCHEN

9'4" x 6'3" (2.84m x 1.91m)

The galley-style kitchen is adorned with an array of elegant wooden wall, base, and drawer units, which are beautifully complemented by light-colored worktops, creating a striking contrast. This well-appointed kitchen features a built-in double oven, an electric hob, and a sleek extractor fan. Additionally, it offers convenient access to the lush rear garden through a glazed UPVC door, inviting natural light and a seamless indoor-outdoor flow.

LANDING

5'2" x 9'5" (1.57m x 2.87m)

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

BEDROOM ONE

14'0" x 10'11" (4.27m x 3.33m)

The first bedroom is an expansive and inviting double room situated at the front of the property. This room is graced with a generous UPVC double-glazed window that allows ample natural light to flood the space. The room is equipped with a radiator to ensure warmth and comfort. Despite accommodating sizable storage units, the room maintains a sleek and uncluttered aesthetic, offering a perfect blend of functionality and minimalism.

BEDROOM TWO

8'6" x 10'3" (2.59m x 3.12m)

The second bedroom, situated at the rear of the property, offers a cozy and inviting space that comfortably accommodates a single bed and a dedicated desk area. This room is enhanced by a large UPVC double glazed window that allows ample natural light to flood the space, a radiator to

ensure warmth during colder months, and a plush carpet that adds a touch of comfort.

BEDROOM THREE

11'8" x 6'6" (3.56m x 1.98m)

The third bedroom, though the smallest of the trio, offers a cozy and inviting space ideal for a single bed and compact storage solutions. This charming room is illuminated by a UPVC double glazed window that allows natural light to flood in, enhancing the warmth provided by the radiator. Additionally, a thoughtfully placed shelf provides the perfect spot for a television, making the room both functional and comfortable.

BATHROOM

5'6" x 7'0" (1.68m x 2.13m)

The bathroom features a well-appointed three-piece suite that includes a spacious step-in shower cubicle equipped with a thermostat-controlled shower for precise water temperature. The toilet and basin combination unit offers practical storage space beneath, while the surrounding tiles provide a sleek, easy-to-clean surface. A frosted UPVC window allows natural light to filter in while ensuring privacy.

EXTERNAL

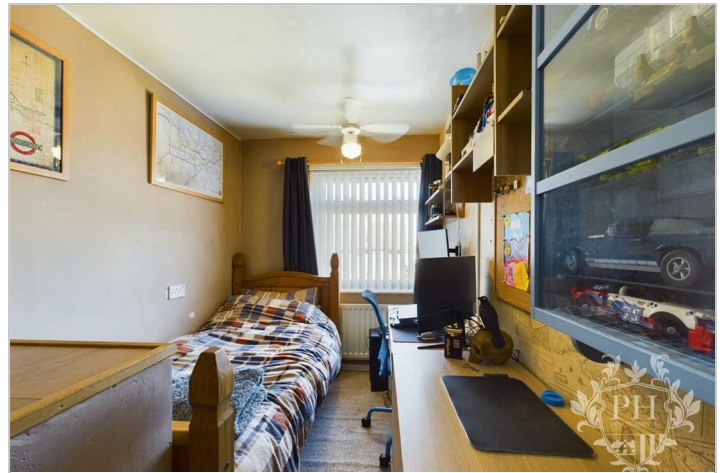
The property features a lush, grassed front garden, elegantly enclosed by a surrounding fence, providing a charming and private outdoor space. There is ample on-street parking available, ensuring convenient access for residents and guests. At the rear of the property, you will find a delightful patio garden, thoughtfully designed on two levels, perfect for outdoor relaxation and entertaining. A gate offers easy rear access to this serene area. Additionally, the current vendor rents a garage at the rear, which can be seamlessly arranged for the new buyer to assume the lease, adding further convenience and storage options.

PROPERTY INFORMATION

Boiler was installed 2009 - serviced each year by British Gas

Kitchen was installed 9 years ago but was refreshed with new counters, tiles and flooring about 4 years ago

Garage is rented from Thirteen at £50 per month currently



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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