



# 19 Sandringham Road

Grangetown, Middlesbrough, TS6 7QT

£100,000



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## ENTRANCE HALLWAY

4'7 x 5'2 (1.40m x 1.57m)

Enter this family home through a uPVC door into the welcoming entrance hallway, featuring a central heating radiator and wood laminate flooring. From the hallway, you can access the inviting reception room through an internal door or ascend the staircase to the first floor.

## RECEPTION ROOM

13'11 x 12'3 (4.24m x 3.73m)

The reception room, located at the front of the property, boasts a large double-glazed window that floods the space with natural light. Below the window, a central heating radiator ensures a cosy atmosphere. This spacious room, perfect for family gatherings, is tastefully decorated in neutral tones with a feature wall adorned with grey and silver damask print wallpaper, complemented by neutral grey paint. The wood laminate flooring adds a touch of sophistication and is easy to maintain.

## KITCHEN DINER

7'11 x 16'9 (2.41m x 5.11m)

To the rear of the home is the kitchen diner. It features fitted wall, base, and drawer units, an integrated oven and ample space for white

goods. Large double-glazed windows and French doors open to the rear garden, creating a bright and airy environment. There's also room for a dining table, ideal for family mealtimes. A convenient storage cupboard is also found in the kitchen diner.

## LANDING

8'2 x 5'11 (2.49m x 1.80m)

Upstairs, the landing, with comfortable carpet underfoot, provides access to three bedrooms, a WC, a bathroom, and loft space, as well as an additional storage cupboard.

## BEDROOM ONE

12'4 x 8'9 (3.76m x 2.67m)

Bedroom one, at the front of the home, features large double-glazed windows that allow plenty of natural light. A central heating radiator beneath the windows ensures warmth, while neutral decor and carpet underfoot create a cosy retreat. This room comfortably accommodates a king-size bed and storage furniture.

## BEDROOM TWO

9'7 x 9'7 (2.92m x 2.92m)

Bedroom two, situated at the rear, benefits from large double-glazed windows that provide abundant natural light and

ventilation. This room features a modern grey carpet and a central heating radiator.

### BEDROOM THREE

7'9 x 7'10 (2.36m x 2.39m)

Bedroom three, also at the front, is the smallest of the three yet still offers ample space. It includes a front-facing window, carpeted flooring, an inbuilt storage cupboard, and a central heating radiator.

### TOILET

5'6 x 2'7 (1.68m x 0.79m)

The WC is equipped with a toilet and is decorated with white tiles for easy cleaning. A frosted double-glazed window to the rear and a central heating radiator complete the space.

### BATHROOM

5'7 x 4'9 (1.70m x 1.45m)

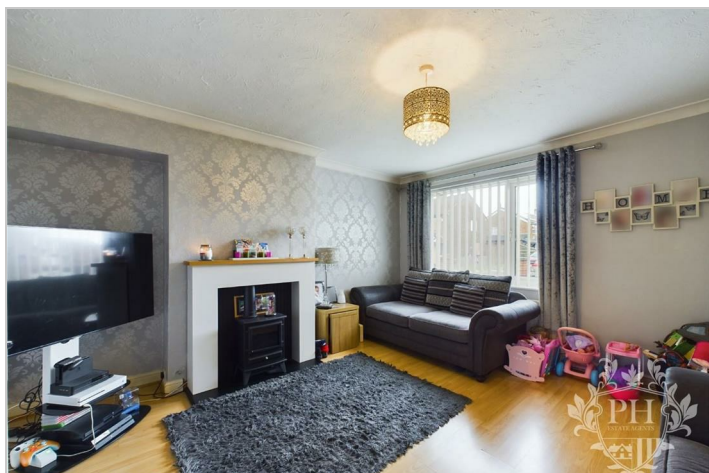
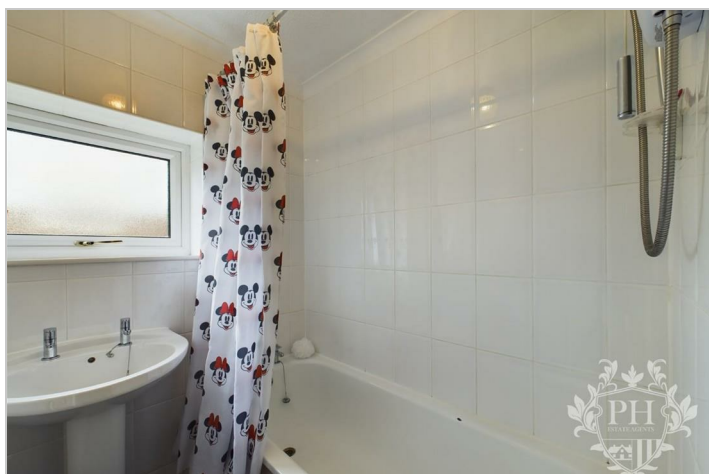
Adjacent to the WC, the bathroom includes a

white basin and bath with an overhead electric shower. It is similarly decorated with neutral white wall tiles and features a frosted window to the rear and a central heating radiator.

### EXTERNAL

Externally, the property boasts a generous rear garden, which is fence enclosed for privacy and is predominantly laid to lawn with a section of block paving, perfect for al fresco dining or summer barbecues. The front garden is also enclosed and includes a driveway leading to a detached garage, offering both convenience and additional storage.

This beautifully presented home is ideal for families seeking a blend of comfort, style, and functionality.



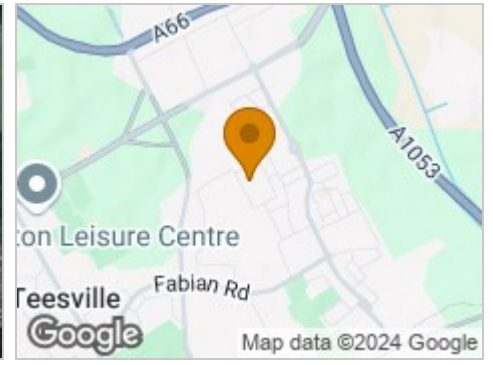
## Road Map



## Hybrid Map



## Terrain Map



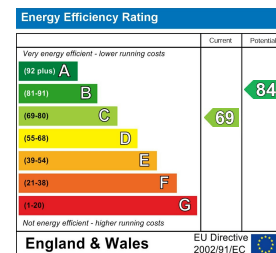
## Floor Plan



## 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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