



63 Ceremony Wynd

, Middlesbrough, TS4 2WG

£220,000

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HALLWAY

12'11" x 3'5" (3.94m x 1.04m)

Stepping through a sleek composite glazed door, you are welcomed into a contemporary hallway adorned with elegant grey laminate flooring. This inviting space provides seamless access to the reception room, dining room, kitchen, ground floor w/c, and the staircase leading to the first floor.

RECEPTION ROOM

11'9" x 12'0" (3.58m x 3.66m)

The reception area is elegantly positioned at the rear of the property, offering ample space to accommodate a full suite of furniture along with additional living room pieces. This inviting room is enhanced by stylish laminate flooring that seamlessly extends from the hallway, providing a cohesive look. It is equipped with a radiator for warmth and features beautiful French doors that open out onto an expansive patio area, perfect for outdoor entertaining and relaxation.

DINING ROOM

9'7" x 9'0" (2.92m x 2.74m)

The dining room, situated at the front of the property, offers an ideal space for a family-sized dining area. This inviting room features a large double-glazed UPVC window that floods the space with natural light, enhancing its warm ambiance. A radiator ensures year-round comfort, and the room also includes a built-in storage cupboard, providing convenient and easily accessible storage solutions.

KITCHEN

10'9" x 8'6" (3.28m x 2.59m)

The kitchen is thoughtfully positioned at the rear of the property, showcasing an array of contemporary wall-mounted, base, and drawer units. These stylish units are equipped with integrated appliances, including a sleek double oven, a hob, and an efficient extractor fan. The room is bathed in natural light through a UPVC double glazed window and door, which provide a seamless transition to the beautifully landscaped rear garden.

GROUND FLOOR W/C

3'3" x 5'9" (0.99m x 1.75m)

The ground floor water closet is centrally located within the property. It features a two-piece suite that includes a modern, low-level toilet and a sleek hand basin. Additionally, the space is equipped with a radiator to ensure comfort.

LANDING

8'9" x 2'11" (2.67m x 0.89m)

The landing gains access to the three spacious bedrooms, family bathroom and loft space with a UPVC double glazed window to the side aspect.

BEDROOM ONE

9'10" x 11'9" (3.00m x 3.58m)

The first bedroom, located at the front of the property, offers ample space for a double bed as well as generous storage units. This inviting room is illuminated by a large UPVC double-glazed window that allows natural light to flood in, enhancing the cozy atmosphere. The warmth is maintained by a well-positioned radiator, and the floor is covered with soft carpet, adding to the overall comfort and charm of the space.

EN-SUITE

4'10" x 7'8" (1.47m x 2.34m)

The primary bedroom boasts a luxurious en-suite bathroom, thoughtfully designed to provide both comfort and elegance. This stylish en-suite features a three-piece suite that includes a spacious double step-in shower equipped with a modern thermostat-controlled shower for the perfect water temperature. Additionally, the bathroom is fitted with a sleek hand basin and a contemporary low-level w/c. Enhancing the practicality of the space, an efficient extractor fan ensures proper ventilation, while a frosted window offers privacy. The room's warmth is maintained by a well-placed radiator, and the partially tiled walls add a touch of sophistication to this inviting sanctuary.

BEDROOM TWO

9'1" x 11'9" (2.77m x 3.58m)

The second bedroom, located at the rear of the property,

comfortably accommodates a double bed and features a generous alcove perfect for a large storage unit. This inviting room is enhanced by a UPVC double glazed window that allows natural light to flood in, a radiator to keep you warm during colder months, and plush carpeting underfoot for added comfort.

BEDROOM THREE

10'11" x 7'4" (3.33m x 2.24m)

The third bedroom, while the smallest of the three, offers ample space to accommodate a comfortable single bed alongside a generously sized storage unit. This room is enhanced by a UPVC double glazed window that allows natural light to flood in and features a radiator for warmth. Currently, the room serves a dual purpose, functioning both as a practical storage area and a cozy guest room.

FAMILY BATHROOM

6'2" x 8'10" (1.88m x 2.69m)

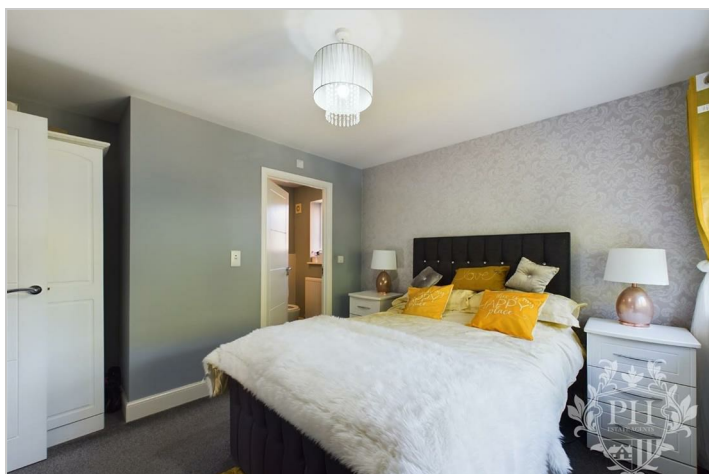
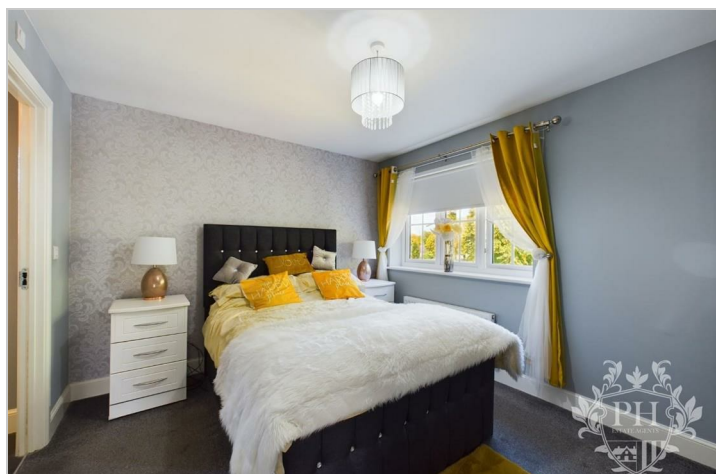
The spacious family bathroom is designed for comfort and functionality, featuring a three-piece suite that includes a luxurious paneled bath with shower attachments, a stylish hand basin, and a modern low-level W/C. This well-appointed room is enhanced by a frosted UPVC double glazed window that ensures privacy while allowing natural light to flood in, and a radiator that provides warmth on chilly days. Additionally, the generous dimensions of the bathroom offer the potential to accommodate a convenient single-step shower cubicle, making it a versatile space for the entire family.

EXTERNAL

The front of the property boasts a convenient drive-up parking facility situated within a tranquil cul-de-sac. This serene area is adorned with a lush grassed expanse and mature trees, providing a picturesque setting. The parking area comfortably accommodates three cars, while an adjacent garage offers space for a fourth vehicle. Towards the rear of the property lies a spacious garden, perfect for relaxation and entertainment. This garden features an expansive patio area ideal for hosting gatherings, a generously sized grassed section for various outdoor activities, and a charming bar, adding a touch of elegance and fun to your outdoor space.

PROPERTY INFORMATION

- Boiler serviced annually
- Some items and appliances available to purchase
- Bar structure to be sold with the property



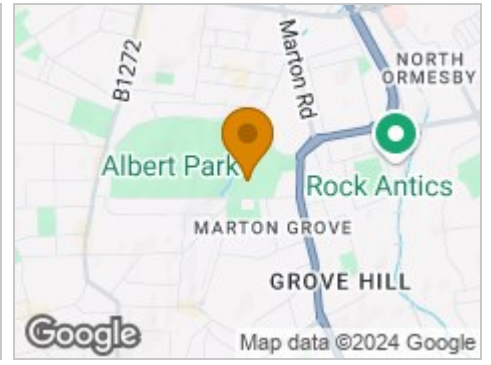
Road Map



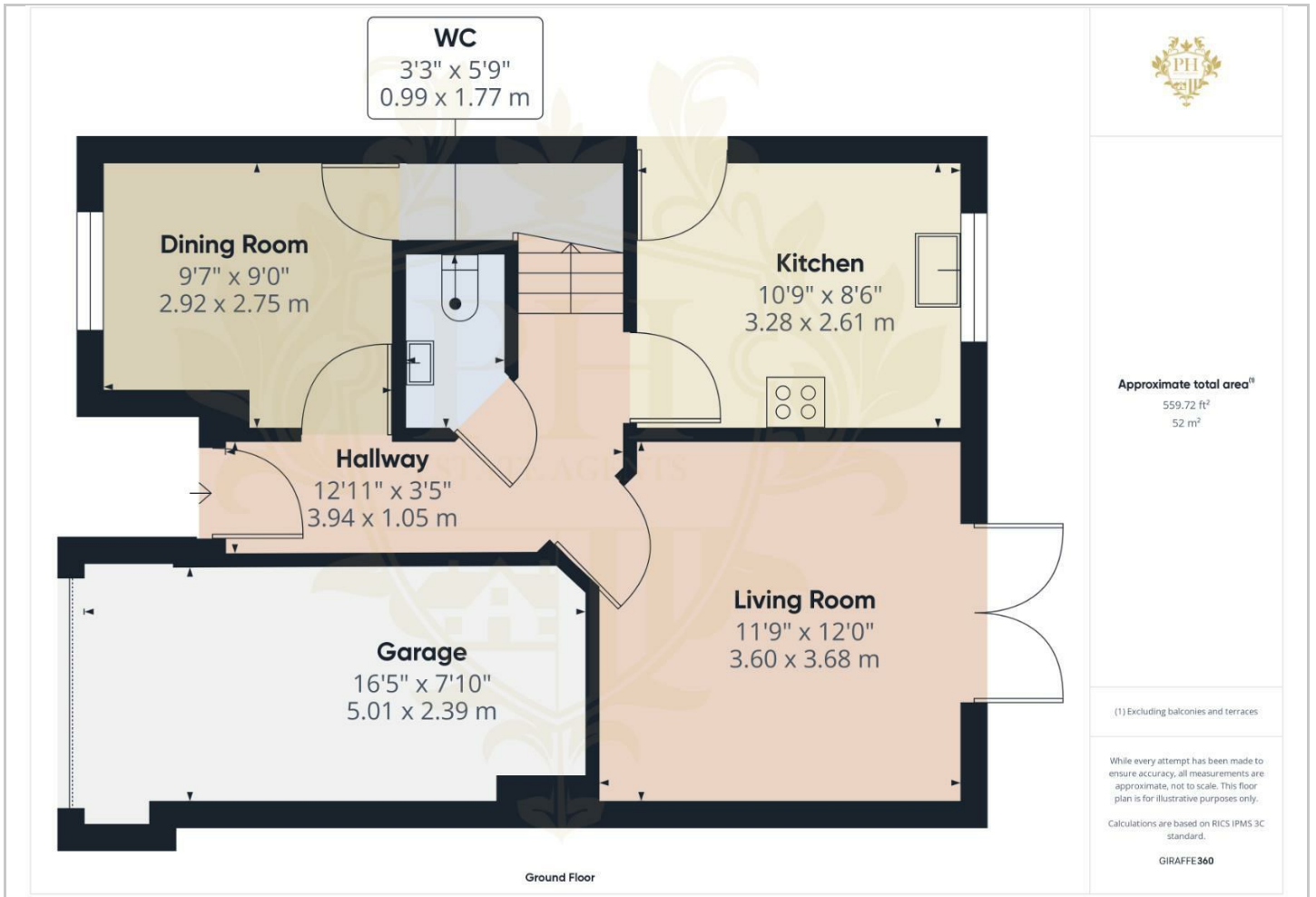
Hybrid Map



Terrain Map



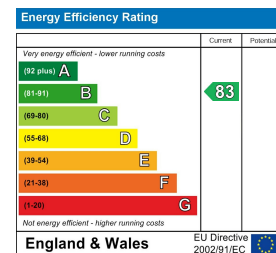
Floor Plan



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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