



PH ESTATE AGENTS



## 30 Ceremony Wynd

, Middlesbrough, TS4 2WG

£220,000



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## ENTRANCE

3'8" x 4'0" (1.12m x 1.22m)

Stepping through the elegant white composite door, you are welcomed by a luminous hallway that leads to both the reception room and the first floor. This inviting entrance is adorned with a plush grey carpet, pristine white walls, and a single radiator that provides a cozy warmth.

## RECEPTION ROOM

12'2" x 12'6" (3.71m x 3.81m)

The reception room is an inviting and luminous area, enhanced by a large UPVC double glazed window that floods the space with natural light. A radiator ensures warmth, while an understair storage cupboard offers practical storage solutions. This room comfortably accommodates a three-piece suite and additional storage units, maintaining a sleek and minimalistic appearance.

## KITCHEN/ DINING ROOM

11'7" x 15'7" (3.53m x 4.75m)

The kitchen and dining area boast an array of elegant cream-colored wall, base, and drawer units, all complemented by a sleek wood-effect countertop that adds a touch of warmth and contrast. This thoughtfully designed kitchen not only offers ample storage solutions but also features a suite of integrated appliances, including a modern electric oven with a hob above, a spacious fridge freezer, and a powerful extractor fan. Toward the rear of the room, an inviting open space awaits, perfect for a dining table, with French doors that gracefully open onto the patio area of the garden, seamlessly blending indoor and outdoor living.

## GROUND FLOOR W/C

3'3" x 4'9" (0.99m x 1.45m)

The ground floor washroom is conveniently accessible from the kitchen-diner area. This space features a sleek two-piece suite, consisting of a low-level toilet and a stylish hand basin. The room is enhanced by its pristine white walls, contemporary flooring, and a single radiator, ensuring both comfort and modern aesthetics.

## FIRST FLOOR LANDING

9'10" x 5'11" (3.00m x 1.80m)

The first floor landing gains access to the three spacious bedrooms, family bathroom and benefits from a single UPVC double glazed window to the side aspect.

## BEDROOM ONE

9'11" x 9'4" (3.02m x 2.84m)

The first bedroom, located at the front of the property, is a generously-sized double room. It features pristine white walls that reflect natural light, enhancing the room's airy feel. The floor is adorned with a plush grey carpet that adds a touch of sophistication and comfort underfoot. Additionally, a sleek radiator ensures the room remains cozy and warm, creating an inviting atmosphere.

## BEDROOM TWO

7'3" x 8'3" (2.21m x 2.51m)

The second bedroom is situated at the back of the property, offering ample space for a comfortable double bed and additional smaller storage units. This inviting room features a UPVC double glazed window that allows natural light to flood in, a radiator to keep you warm during colder months, pristine white walls that create a bright and airy atmosphere, and a soft grey carpet that adds a touch of elegance and coziness.

## BEDROOM THREE

7'3" x 7'1" (2.21m x 2.16m)

The third bedroom is situated at the back of the property, offering a peaceful and private setting. Currently functioning as a home office, this versatile space could effortlessly transform into a cozy nursery or a playful toddler's room. It features a large UPVC double glazed window that fills the room with natural light, a modern radiator for warmth, pristine white walls that create a bright and airy atmosphere, and a soft grey carpet that adds a touch of comfort and elegance.

## FAMILY BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

The spacious family bathroom is elegantly designed with a three-piece suite that includes a luxurious paneled bath

equipped with convenient shower attachments, a stylish hand basin, and a modern low-level toilet. The room is accentuated by partially tiled walls that add a touch of sophistication, complemented by contemporary flooring. A single radiator ensures the space remains comfortably warm.

### ACCESS TO SECOND FLOOR

6'6" x 5'11" (1.98m x 1.80m)

The second floor is reached by ascending from the first-floor landing and passing through a pristine white internal door. This inviting space is illuminated by a single UPVC double-glazed window, which allows natural light to pour in, creating a bright and airy atmosphere. The room is elegantly finished with a soft grey carpet underfoot and walls painted in a crisp, clean white, offering a modern and serene ambiance.

### BEDROOM FOUR

13'10" x 12'6" (4.22m x 3.81m)

The fourth bedroom, situated on the second floor, offers a spacious and luminous area that easily accommodates a double bed and ample storage units. This inviting room features an expansive UPVC Juliet window at the front, allowing natural light to flood the space, and a single UPVC window on the side, enhancing the brightness further. The room is also equipped with a radiator to keep it cozy and boasts a stylish grey carpet that adds a touch of elegance to the overall ambiance.

### EN-SUITE

5'10" x 8'0" (1.78m x 2.44m)

The En-suite features a luxurious three-piece suite, which includes a spacious step-in shower cubicle equipped with a thermostat-controlled shower for precise temperature management. It also boasts a stylish hand basin and a low-level WC. Natural light floods the space through a skylight window, enhancing the room's airy ambiance, while a radiator ensures warmth and comfort.

### EXTERNAL

The property boasts stunning views of the adjacent park and expansive field. At the front, a charming grassed area welcomes you, complemented by a long driveway that leads to a spacious garage, capable of accommodating two cars. The rear of the property is a true oasis, featuring a large, well-maintained garden. Here, you will find a delightful patio area perfect for entertaining guests, a lush grassed section ideal for relaxation, and an elegant decked area providing a versatile space for various outdoor activities.



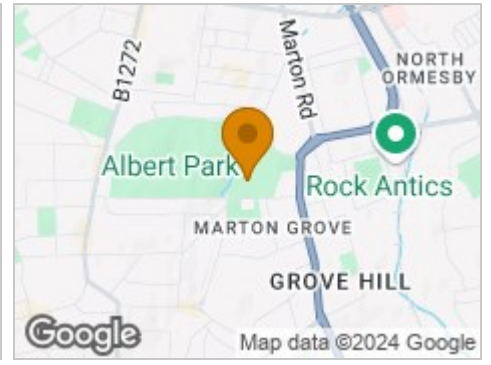
## Road Map



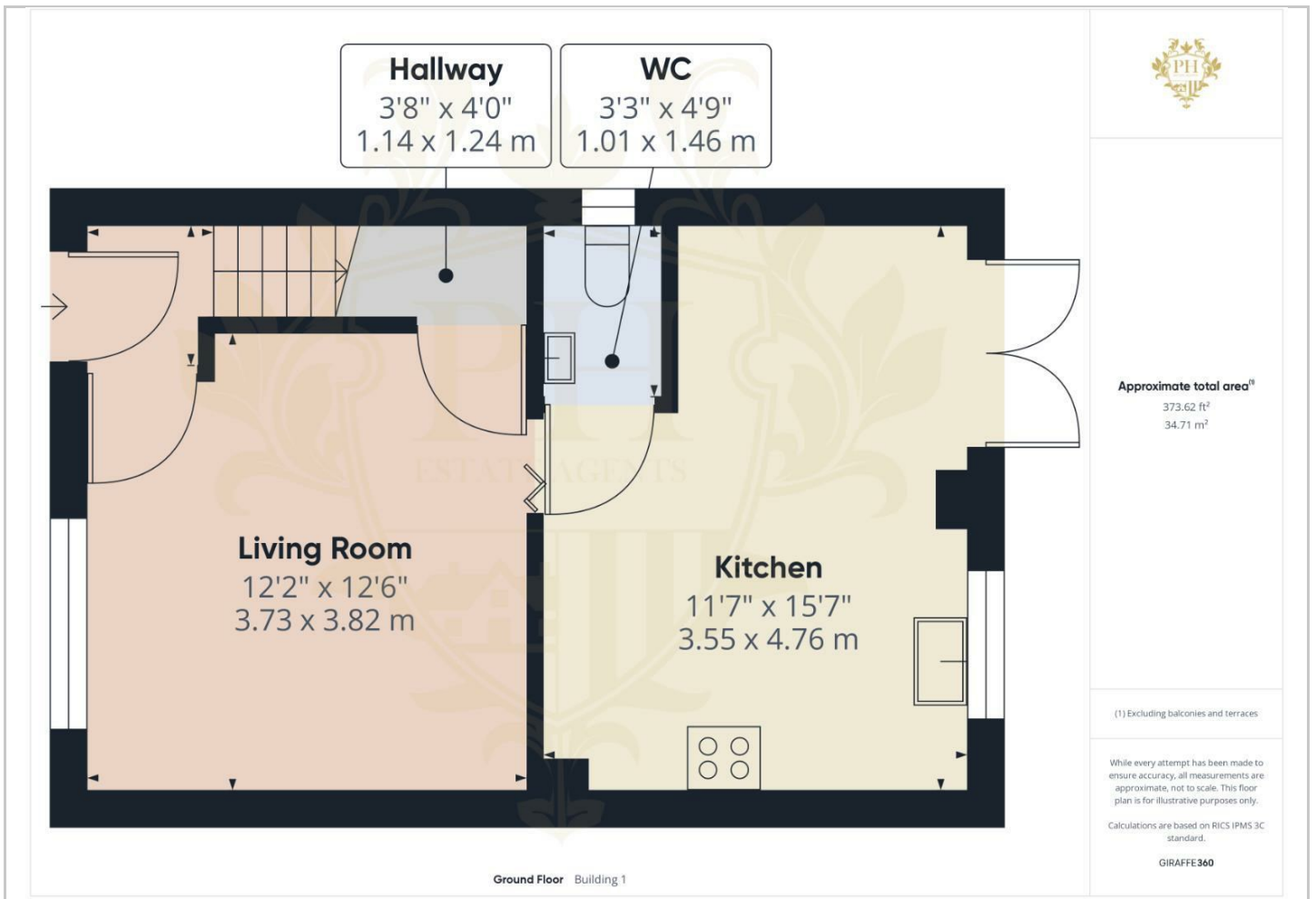
## Hybrid Map



## Terrain Map



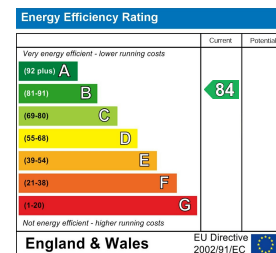
## Floor Plan



## 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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