



## 56 Merlin Road

, Middlesbrough, TS3 8ED

£80,000



# 56 Merlin Road

, Middlesbrough, TS3 8ED

£80,000



## ENTRANCE

4'0" x 3'6" (1.22m x 1.07m)

Step through the crisp white UPVC double-glazed door and into a spacious passage that serves as the welcoming heart of the home.

## RECEPTION ROOM

12'2" x 13'4" (3.71m x 4.06m)

The inviting reception room, situated at the front of the property, is bathed in natural light pouring in through the spacious UPVC double-glazed bay window. The room, warmed by a comfortable radiator, offers ample space to accommodate a stylish three-piece suite and several smaller storage units. A convenient doorway leads seamlessly to the adjacent dining room.

## DINING ROOM

10'6" x 11'9" (3.20m x 3.58m)

Positioned at the heart of the property, the dining room serves as a warm and inviting hub for family meals and gatherings. French doors grace one wall, flooding the space with natural light and providing a seamless transition to the outdoor patio – perfect for al fresco dining or continuing the conversation on balmy evenings. The room comfortably accommodates a generously-sized dining table, ensuring ample space for a growing family or entertaining guests. Conveniently located, the dining room also offers easy access to the adjacent kitchen and ground floor toilet, streamlining meal times and enhancing overall flow and functionality.

## KITCHEN

11'6" x 7'11" (3.51m x 2.41m)

The kitchen is a bright and spacious haven, boasting an abundance of wall, base, and drawer units set

against a backdrop of expansive worktops. Natural light floods in through the UPVC double-glazed window, complementing the warmth from the radiator. With ample room for freestanding appliances, this kitchen is perfectly designed for culinary creations. A convenient door leads directly to the yard, seamlessly connecting indoor and outdoor spaces.

## GROUND FLOOR W/C

10'3" x 4'5" (3.12m x 1.35m)

The ground floor bathroom features a sleek, two-piece suite, complete with a hand basin and convenient storage cabinetry beneath. For comfort and accessibility, a low-level toilet is included. The room is brightened by a frosted UPVC double glazed window, allowing natural light while maintaining privacy. Additional storage space is cleverly utilized under the stairs, housing the property's boiler and meters in a neatly organized cupboard.

## LANDING

2'8" x 5'9" (0.81m x 1.75m)

The landing gains access to the two spacious bedrooms, family bathroom and loft space with stairs.

## BEDROOM ONE

9'3" x 13'5" (2.82m x 4.09m)

The first bedroom is a spacious retreat, perfectly positioned at the front of the property to capture an abundance of natural light. This generously sized room easily accommodates a king-size bed, leaving ample space for larger pieces of furniture. A built-in storage cupboard keeps the room clutter-free, while the UPVC double-glazed window ensures a warm and quiet atmosphere.

## BEDROOM TWO

10'4" x 10'4" (3.15m x 3.15m)

The spacious second bedroom, located at the rear of the property, boasts a large double bed and generous storage capacity. Natural light pours in through the UPVC double glazed window, while the radiator ensures year-round comfort. This versatile room is perfect for a peaceful retreat or a functional home office.

## LOFT SPACE

12'8" x 10'2" (3.86m x 3.10m )

The loft space, nestled above the main living area, is reached via a sturdy staircase that ascends from the central landing. This versatile area is bathed in natural light that pours in through the overhead skylight window, illuminating the carpet that covers the floor. Whether used as a cozy storage nook or a lively games room, this loft space offers endless possibilities for customization and comfort.

## FAMILY BATHROOM

7'4" x 5'8" (2.24m x 1.73m)

The family bathroom boasts a three-piece suite, featuring a paneled bath complete with shower attachments for the ultimate in convenience. The

bathroom also includes a sleek hand basin and a modern low-level WC. Natural light floods in through the frosted UPVC double-glazed window, while a radiator ensures the space remains warm and cozy. The walls are partially tiled for easy maintenance.

## EXTERNAL

The property features a generously sized front garden, practically finished with block paving and an accessible entrance gate. Note the convenient double gates, ideal for securing off-street parking. A low-fuss paved yard at the rear ensures minimal outdoor upkeep.



## Road Map



## Hybrid Map



## Terrain Map



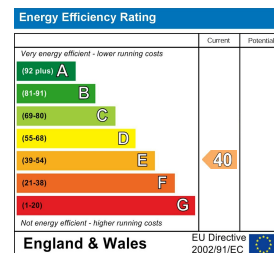
## Floor Plan



## 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.