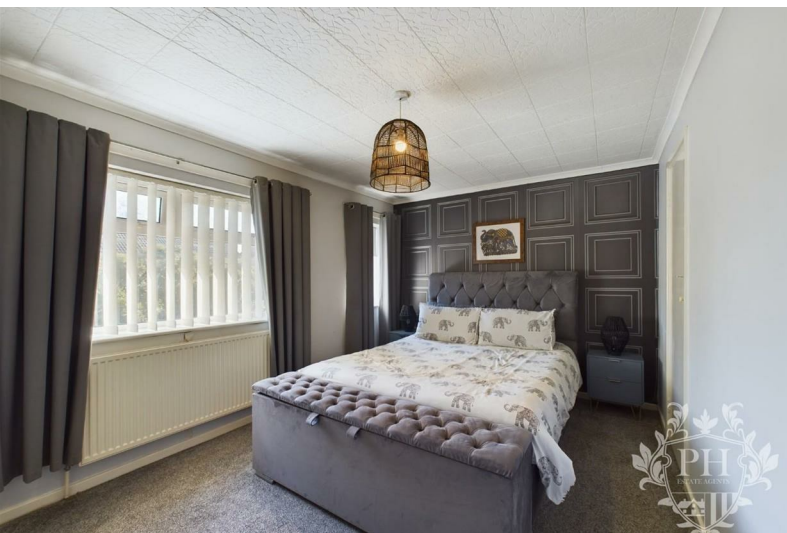




## 59 Langdale Crescent

, Middlesbrough, TS6 7RB

Offers Around £75,000



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## ENTRANCE

5'1" x 4'5" (1.55m x 1.35m)

Step through the charming White UPVC double glazed door and leave the quaint front garden behind. You'll find yourself in a small, inviting hallway that serves as a warm welcome to the home.

## RECEPTION ROOM

13'11" x 11'9" (4.24m x 3.58m)

Step into the expansive reception room, where natural light floods in through the large UPVC double-glazed window. The generous space comfortably accommodates a substantial corner sofa, perfect for lounging, and a quaint dining table for intimate meals. The room is kept cozy and warm by the double radiator. A convenient doorway leads seamlessly into the kitchen, creating an ideal flow for entertaining.

## KITCHEN DINER

7'9" x 16'9" (2.36m x 5.11m)

The kitchen boasts an ample array of wall, base, and drawer units, complemented by expansive worktops that offer generous space for food preparation. The room accommodates freestanding appliances with ease, and a charming dining nook towards the rear is illuminated by natural light pouring in through the UPVC double-glazed window. A convenient UPVC door provides direct access to the outdoors.

## LANDING

6'6" x 7'2" (1.98m x 2.18m)

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

## BEDROOM ONE

9'5" x 13'1" (2.87m x 3.99m)

Nestled peacefully at the rear of the property, the spacious main bedroom invites relaxation. With ample room for a king-size bed, you'll have plenty of space to unwind. Natural light pours in through two UPVC double-glazed windows, illuminating the area. For added convenience, a built-in storage cupboard keeps your belongings organized, while a double radiator ensures cozy warmth.

## BEDROOM TWO

12'6" x 8'4" (3.81m x 2.54m)

The second bedroom, positioned peacefully at the front of the property, currently serves as a spacious dressing room. Imagine a serene retreat, where you can prepare for your day in comfort. This room can accommodate a double bed and larger storage units to keep your wardrobe organized whilst still maintaining a sense of airy minimalism. Natural light floods in through the UPVC double glazed window, illuminating the space, and a radiator ensures cozy warmth on chilly days.

### BEDROOM THREE

9'6" x 8'0" (2.90m x 2.44m)

The cozy third bedroom, while the most intimate of the three, still offers generous space to comfortably fit a single bed and numerous storage units. This charming room is flooded with natural light pouring in through the modern UPVC double-glazed window, and stays warm and toasty thanks to the efficient radiator.

### FAMILY BATHROOM

5'6" x 7'8" (1.68m x 2.34m)

Step into the modern family bathroom, where a three-piece suite awaits. The spacious step-in shower cubicle is a highlight, featuring a thermostat-controlled shower system and a decadent waterfall shower head for an indulgent experience. A hand basin and low-level toilet complete the suite, blending form and function seamlessly. The room is further enhanced by stylish modern cladding that surrounds you, creating a cohesive and contemporary aesthetic. A convenient towel warmer ensures

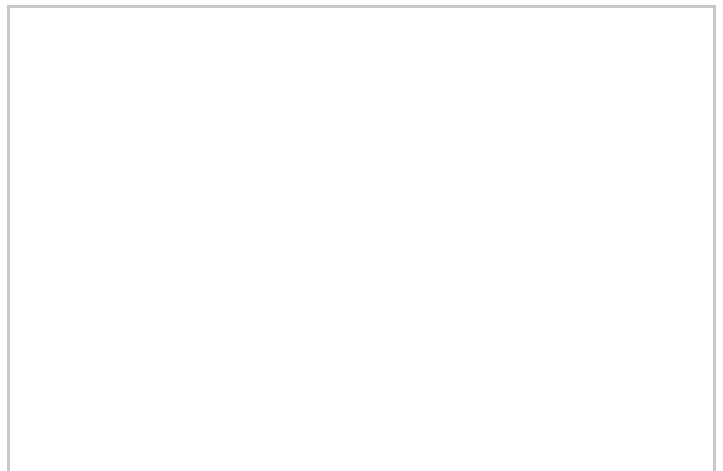
you'll always have a cozy towel at hand, while two large frosted UPVC double-glazed windows allow natural light to flood in, bathing the space in a warm glow.

### EXTERNAL

The property boasts convenient on-street parking, ensuring easy access for residents and visitors alike. The charming front garden, enclosed by a neat privet hedge, provides a welcoming first impression. To the rear, a spacious paved garden invites outdoor entertaining on the generous patio. A sturdy brick shed offers ample storage, keeping the grounds tidy and organized.

### PROPERTY INFORMATION

- Boiler serviced annually
- New built-in oven
- New 5 ring gas hob



## Road Map



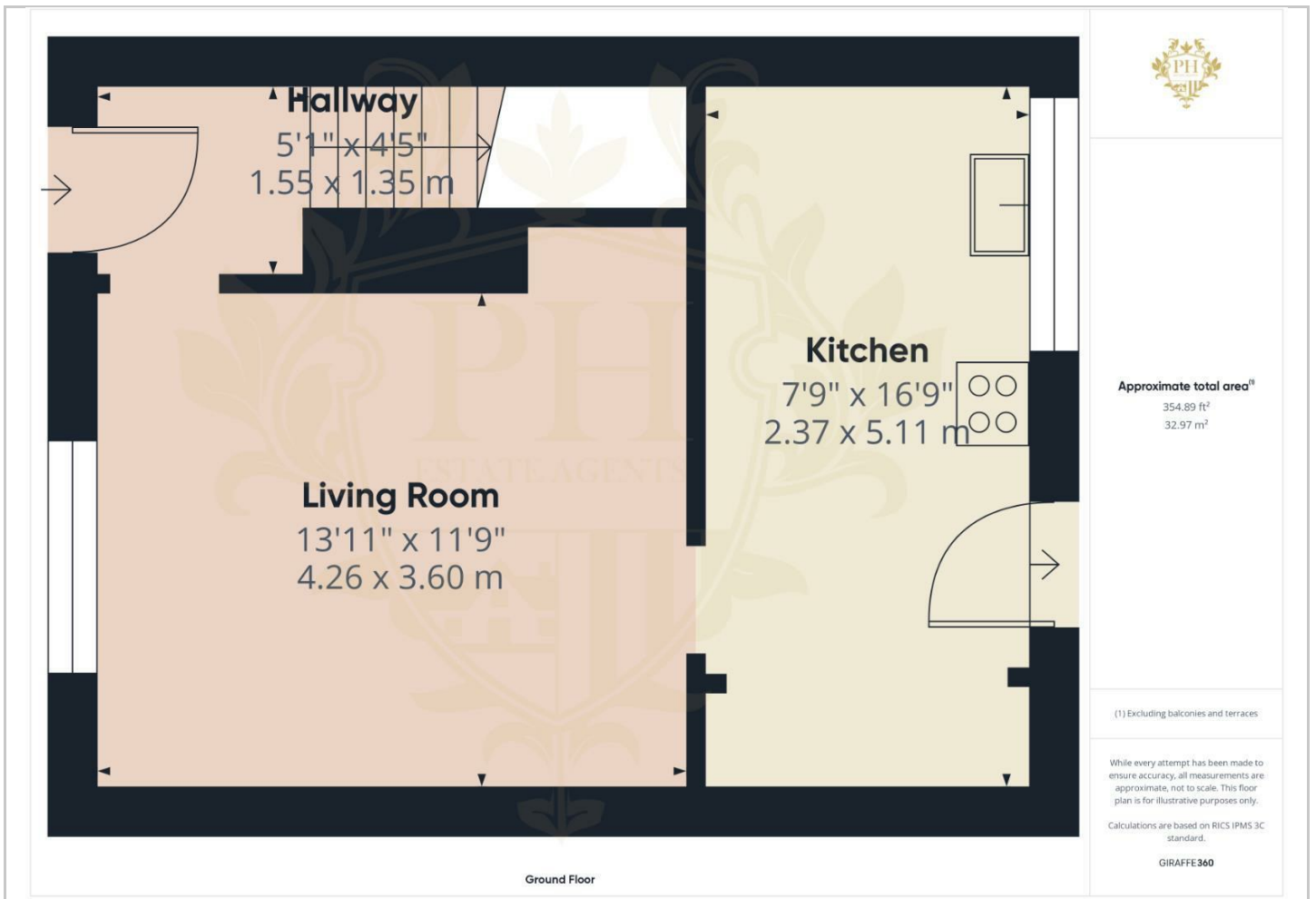
## Hybrid Map



## Terrain Map



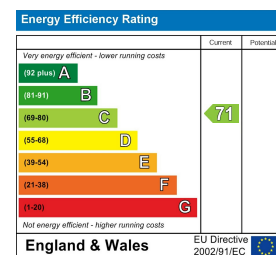
## Floor Plan



## 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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