



PH ESTATE AGENTS



11 Gilmonby Road , Middlesbrough, TS3 0AB

£115,000



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HALLWAY

10'10" x 5'10" (3.30m x 1.78m)

Step through the crisp white UPVC double glazed door and leave the expansive front garden behind, entering a warm and inviting hallway. The natural light spills in, illuminating the space and immediately making you feel at home. From this central hub, doors lead to the cozy reception room, perfect for relaxing, and the well-appointed kitchen diner, ideal for cooking up a storm and sharing meals with loved ones. A staircase curves upward, promising the comfort and privacy of the bedrooms on the first floor.

RECEPTION ROOM

11'11" x 17'1" (3.63m x 5.21m)

Sunlight floods the welcoming reception room through expansive, double-glazed UPVC windows at both the front and rear. The spacious area comfortably accommodates a three-piece suite and additional storage units. A stunning central fireplace, complete with a coal fire, serves as a warm and inviting focal point, supplemented by the cozy warmth of two radiators.

KITCHEN DINER

11'2" x 10'9" (3.40m x 3.28m)

The kitchen is enhanced by an abundance of light wall, base, and drawer units, all complemented by sleek, modern worktops that provide a striking contrast. The room is equipped with a convenient built-in oven and hob,

ensuring ample space remains for your freestanding appliances. A charming breakfast bar adds functionality without compromising the open feel. A double-glazed UPVC window invites in natural light while a radiator ensures cozy warmth. Plus, enjoy seamless access to the rear garden, perfect for al fresco dining or a quick escape to nature.

LANDING

4'4" x 11'3" (1.32m x 3.43m)

The landing gains access to the three spacious bedrooms, family bathroom and loft whilst comprising a UPVC double glazed window to the front aspect for natural light.

BEDROOM ONE

9'10" x 13'11" (3.00m x 4.24m)

The serene master bedroom, tucked away at the rear of the property, offers ample space to accommodate a king-size bed and storage units, all while maintaining a refreshing sense of minimalism. This tranquil retreat also features a practical built-in storage cupboard, a warm radiator, and a double-glazed UPVC window that floods the room with natural light.

BEDROOM TWO

10'4" x 10'2" (3.15m x 3.10m)

The second bedroom, tucked away at the rear of the property, offers ample space to comfortably accommodate a double bed and larger storage units. The room is bathed in natural

light pouring in through the UPVC double glazed window, while a radiator ensures cozy warmth on chilly days.

BEDROOM THREE

12'0" x 6'5" (3.66m x 1.96m)

The third bedroom, situated at the front of the property, currently serves as a dual-purpose walk-in wardrobe and home office. This versatile space can comfortably accommodate a single bed along with smaller storage units. The room features a single radiator for cozy warmth and a UPVC window that allows for natural light.

FAMILY BATHROOM

6'1" x 5'6" (1.85m x 1.68m)

The family bathroom boasts a sleek, modern three-piece suite. The centerpiece is a generously sized, paneled bath, perfect for relaxing soaks, and equipped with a convenient thermostat-controlled shower. A stylish vanity unit houses the hand basin, complete with practical under-counter storage for toiletries. A low-level WC

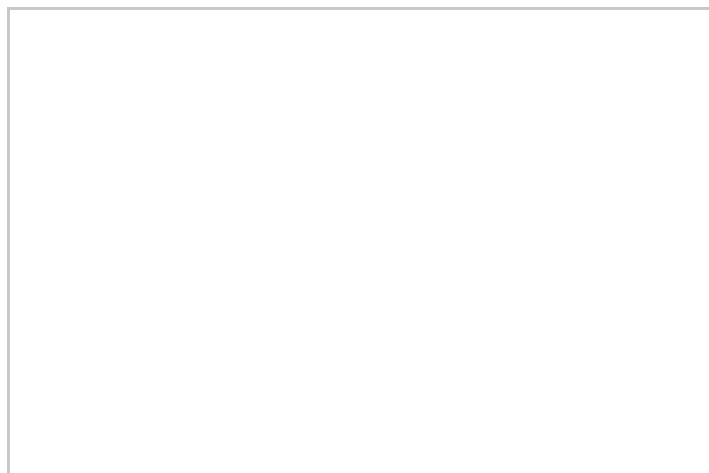
completes the suite. The room's contemporary feel is enhanced by attractive tiling surrounds, a chrome towel warmer for cozy luxury, and a frosted UPVC double glazed window providing both natural light and privacy.

EXTERNAL

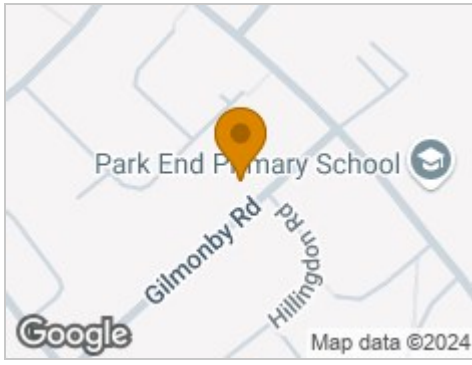
The property boasts generous off-street parking and a spacious front garden, ideal for outdoor recreation. The rear features a charming patio area tailor-made for al fresco entertaining, an expansive grassed area perfect for children or pets to play, and a sturdy brick shed for storage.

PROPERTY INFORMATION

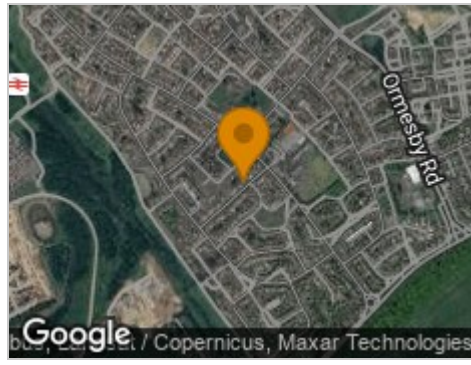
- New boiler fit in November 2021 and fully serviced
- Kitchen fit November 2019



Road Map



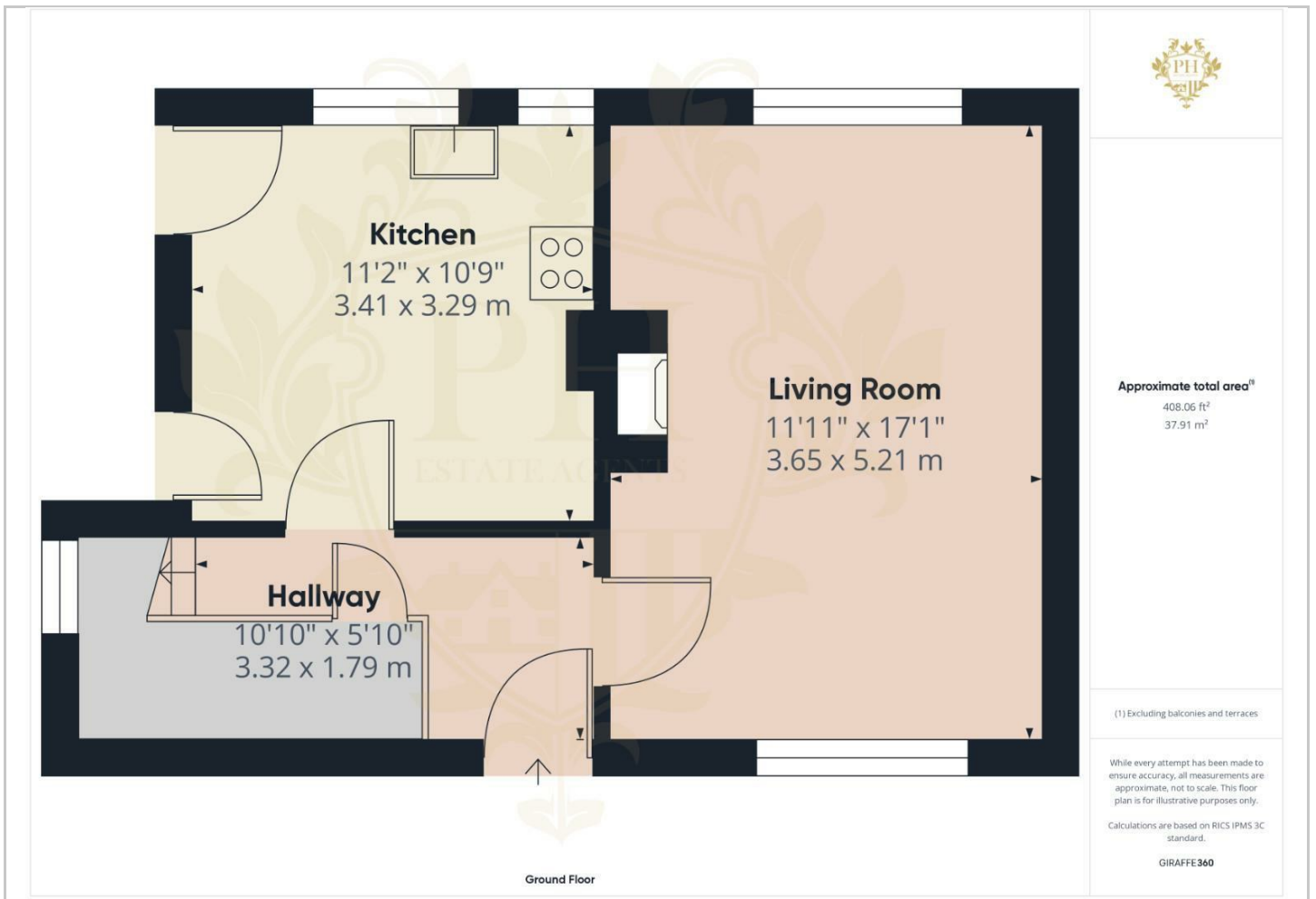
Hybrid Map



Terrain Map



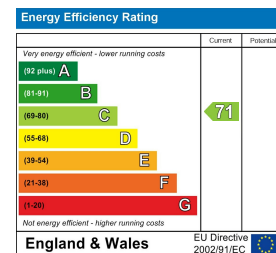
Floor Plan



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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