



87 Lambton Street

, TS6 0LP

£85,000



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ENTRANCE

3'9" x 4'4" (1.14m x 1.32m)

Step through the crisp white UPVC double glazed door into a snug, welcoming passageway. This charming space is ideal for neatly stowing away jackets, hats, and scarves, keeping your outerwear organized and within easy reach.

RECEPTION/ DINING ROOM

22'3" x 13'6" (6.78m x 4.11m)

The reception dining room is a spacious, airy area that showcases the perfect blend of natural light and cozy warmth. Two large UPVC double-glazed windows allow sunlight to pour in, illuminating the room with a bright, inviting glow. The space is further enhanced by the presence of two double radiators, ensuring a comfortable temperature no matter the season. A stunning feature fire surround serves as a beautiful focal point, adding a touch of elegance to the overall aesthetic. This versatile room easily accommodates a small dining table and accompanying living furniture, creating the ideal setting for both everyday meals and special occasions. A convenient access point leads to the first floor and kitchen, seamlessly connecting the reception dining room to the rest of the home.

KITCHEN

17'3" x 5'5" (5.26m x 1.65m)

The galley-style kitchen boasts a sleek array of light-colored wall, base, and drawer units, creating a sense of brightness and airiness. A built-in electric oven with hob above and extractor fan forms the centerpiece of the cooking area, perfect for culinary enthusiasts. This room provides generous space for ample freestanding appliances, offering flexibility and functionality. The kitchen benefits from two UPVC double glazed windows, flooding the space with natural light, as well as a radiator, ensuring year-round comfort. A UPVC door leads to the rear yard, offering convenient outdoor access.

LANDING

11'10" x 4'10" (3.61m x 1.47m)

The split level landing gains access to the two spacious bedrooms, family bathroom and loft.

BEDROOM ONE

9'9" x 13'6" (2.97m x 4.11m)

The first bedroom, positioned at the front of the property, offers ample space to comfortably accommodate a double bed and larger storage pieces. This charming room boasts a stunning feature fire surround as its centerpiece, adding a touch of elegance to

the space. Natural light pours in through the UPVC double glazed window, illuminating the room with a warm glow. A radiator ensures cozy warmth on chilly days, making this bedroom a relaxing retreat.

BEDROOM TWO

11'11" x 8'3" (3.63m x 2.51m)

Nestled at the rear of the property, the second bedroom offers a serene retreat. This cozy space can comfortably accommodate a double bed, leaving ample room for a dresser, nightstand, or a compact desk. The UPVC double glazed window floods the room with natural light, while the plush carpet underfoot adds warmth and texture. The perfect haven for a restful night's sleep.

FAMILY BATHROOM

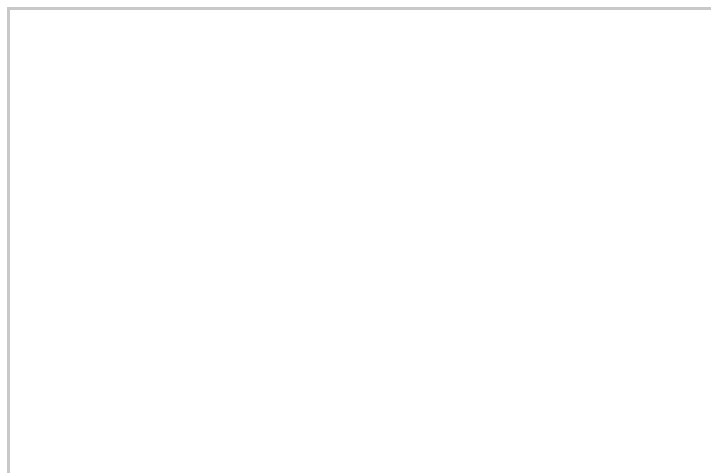
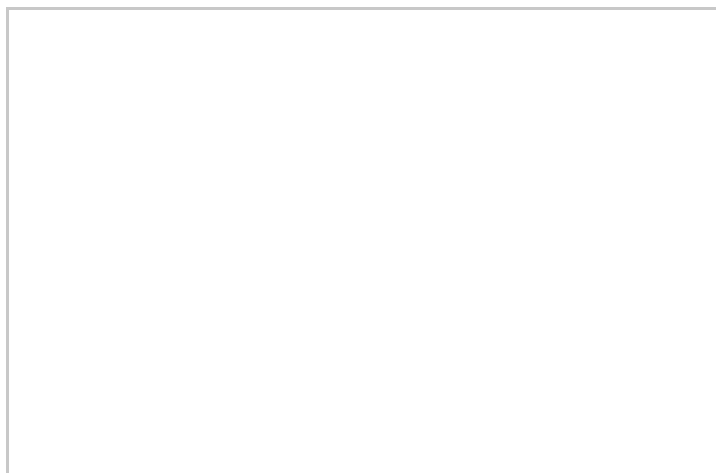
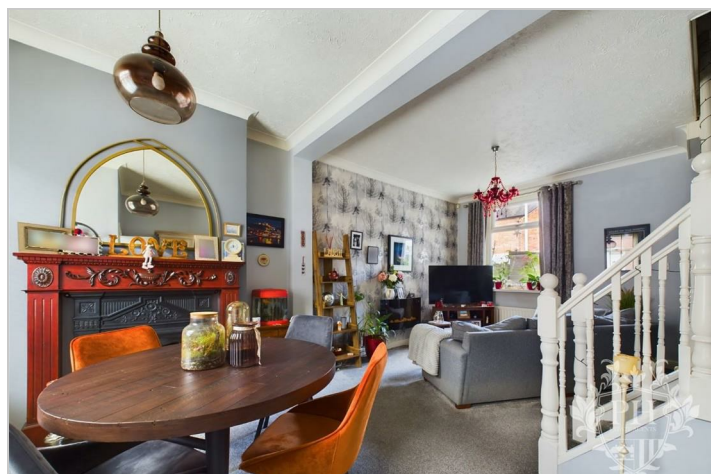
7'11" x 5'11" (2.41m x 1.80m)

Step into the family bathroom, where a

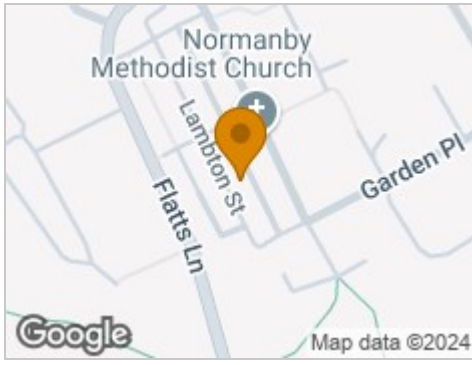
four-piece suite awaits. The centerpiece is a comfortably paneled bath, perfect for long soaks after a busy day. The step-in cubicle features a refreshing thermostat-controlled shower, ensuring your ideal water temperature is always at hand. A convenient hand basin and low-level WC complete the suite. The room is enhanced by the warmth of a double chrome towel rail, while partially tiled walls add a touch of elegance. Natural light filters in through the frosted UPVC double glazed window, creating a bright and welcoming atmosphere.

EXTERNAL

The property offers ample on-street parking with a secure rear yard.



Road Map



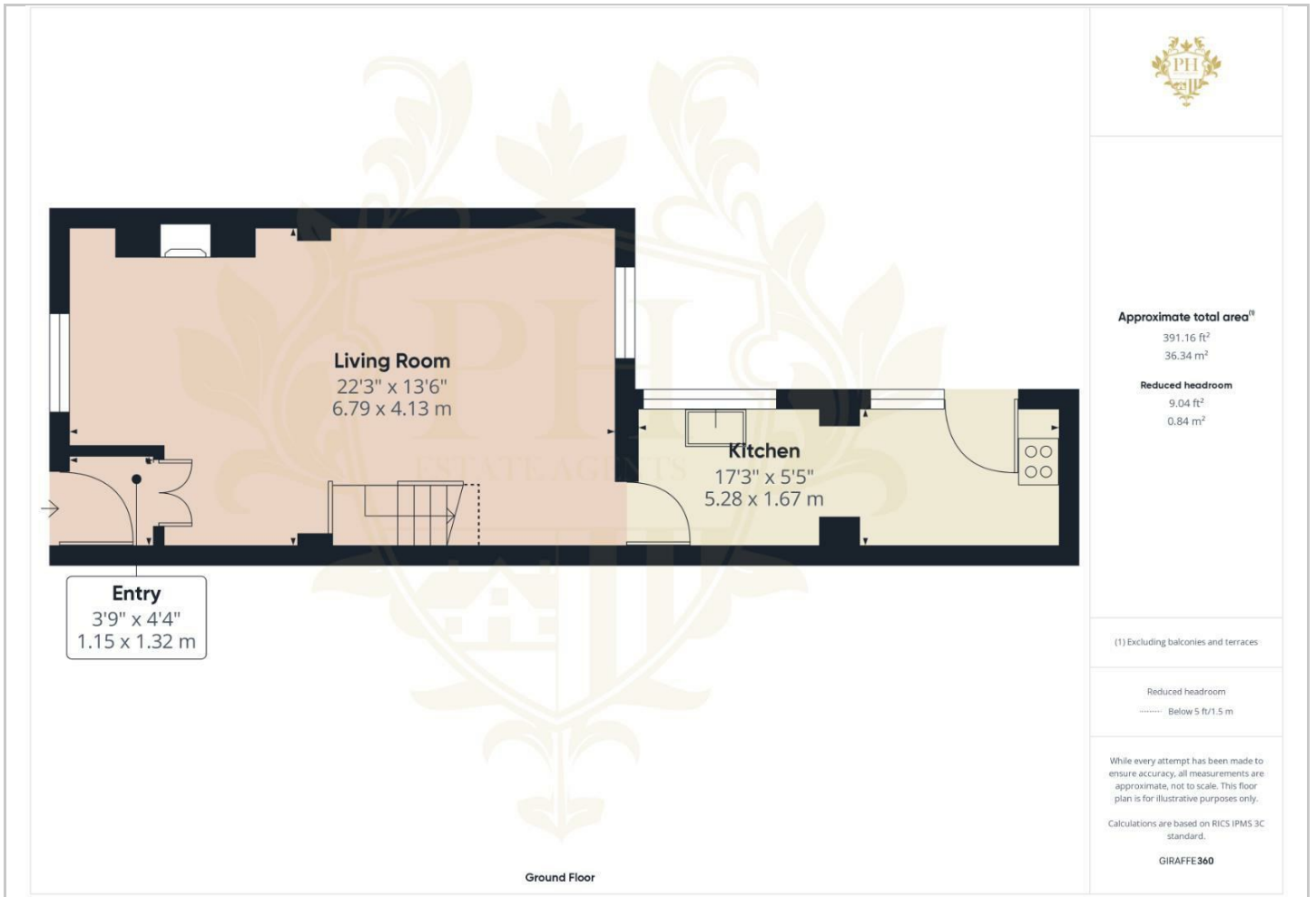
Hybrid Map



Terrain Map



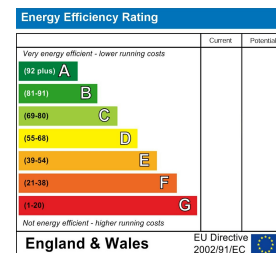
Floor Plan



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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