



# 47 Millfield Road

, Fishburn, TS21 4DP

£80,000



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## HALLWAY

12'8" x 5'10" (3.86m x 1.78m )

Step through the warm, earthy tones of the brown front door, nestled within a lush and expansive front garden, and you'll be greeted by a welcoming hallway. This inviting space serves as the heart of the home, providing access to both the reception/dining room and the first floor. The hallway boasts practical and laminate flooring, a comforting radiator to ward off any chill, and a small window that allows natural light to filter in. Additionally, clever understair storage ensures that the area remains clutter-free and organized.

## RECEPTION / DINING ROOM

14'11" x 12'5" - 9'1" x 8'11" (4.55m x 3.78m - 2.77m x 2.72m )

The reception/dining room is a bright and airy space, bathed in natural light thanks to windows at both the front and rear. The warmth and coziness are further enhanced by two radiators, ensuring a comfortable atmosphere no matter the season. A stunning feature fire surround graces the room, complete with a traditional coal fire beneath – perfect for those chilly evenings. This area has been thoughtfully designed to provide an open space for living and dining furniture, creating a sense of flow and openness. Yet, it still maintains a minimal, uncluttered look, allowing your personal style to shine through.

## KITCHEN

9'0" x 9'8" (2.74m x 2.95m)

The kitchen boasts a number of light-filled wall, base, and drawer units providing ample storage for your culinary essentials. The room accommodates free-standing appliances with ease, ensuring a flexible layout to suit your needs. A large window to the rear aspect bathes the space in natural light, offering a pleasant view of the outdoors. A radiator ensures cozy warmth on chilly days, while a door leads conveniently to the side ginnel, connecting the kitchen to the exterior of the home.

## LANDING

8'7" x 6'0" (2.62m x 1.83m)

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

## BEDROOM ONE

13'2" x 9'11" (4.01m x 3.02m )

The first bedroom, positioned at the front of the property, strikes the ideal balance between spaciousness and a sense of calm minimalism. The room comfortably accommodates a double bed and larger pieces of furniture, with ample space to maneuver. Natural light floods in through the expansive window, complemented by the warmth emanating from the double radiator. The grey carpet underfoot adds a touch of sophistication to this serene retreat.

## BEDROOM TWO

8'10" x 11'3" (2.69m x 3.43m )

Nestled at the rear of the property, the second bedroom offers a serene retreat. With ample space to accommodate a double bed and storage units, this room exudes a cozy ambiance. Natural light pours in through the window, illuminating the plush carpet underfoot and warming the room with the help of a convenient radiator.

## BEDROOM THREE

7'8" x 8'8" (2.34m x 2.64m)

The third bedroom, while the smallest of the three, still offers a cozy retreat with ample space for a single bed and smaller storage units. Natural light pours in through the window, illuminating the room, which also benefits from a radiator for warmth and plush carpet underfoot. It's the perfect intimate space for a home office, reading nook, or guest room.

## FAMILY BATHROOM

5'7" x 7'3" (1.70m x 2.21m )

The family bathroom is designed with practicality in mind. A three-piece suite, comprising a spacious paneled bath with shower, a handy hand basin, and a low-level WC, provides all the essentials for busy family life. This well-appointed bathroom ensures everyone can get ready with ease.

## EXTERNAL

The property boasts convenient off-street parking tucked away in the rear, providing ample space for your vehicles. The front of the property welcomes you with a sprawling garden, lush with greenery. To the right, you'll discover a charming additional plot of land, ripe with potential for your outdoor projects.



## Road Map



## Hybrid Map



## Terrain Map



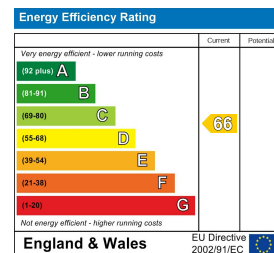
## Floor Plan



## 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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