



PH ESTATE AGENTS



78 Broadwell Road , Middlesbrough, TS4 3NP

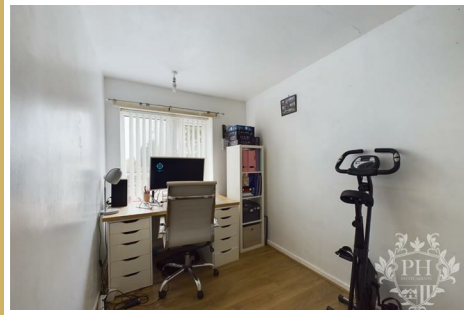
£55,000



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HALLWAY

3'0" x 9'7" (0.91m x 2.92m)

Entering through the White external door is a ample size hallway which gains access to the reception/ dining room, two bedrooms and wet room.

RECEPTION/ DINING ROOM

11'4" x 12'7" (3.45m x 3.84m)

The spacious reception/dining room, located at the front of the property, bathes in natural light pouring in through the large double-glazed UPVC window. This inviting space offers ample room for a comfortable living area and dining suite, complete with a radiator for cozy warmth.

KITCHEN

11'6" x 6'4" (3.51m x 1.93m)

The Galley-style kitchen boasts an abundance of wall, base, and drawer units, offering generous storage alongside ample space for freestanding appliances. This well-appointed room benefits from a UPVC double-glazed window, flooding the space with natural light, and a radiator ensuring a warm and welcoming atmosphere.

BEDROOM ONE

10'8" x 12'7" (3.25m x 3.84m)

The spacious first bedroom, tucked away at the rear of the property, offers ample room for a double bed and generous storage solutions. Natural light pours in through the UPVC double glazed window, and the radiator ensures cozy warmth.

BEDROOM TWO

10'7" x 6'7" (3.23m x 2.01m)

The second bedroom, while the smaller of the two, still offers ample space to comfortably accommodate a single bed and smaller storage units. Currently utilized as a home office, this room provides an ideal setting for both productivity and relaxation. The double-glazed UPVC window allows for natural light to pour in while maintaining energy efficiency, and the radiator ensures a cozy atmosphere throughout the year.

BATHROOM

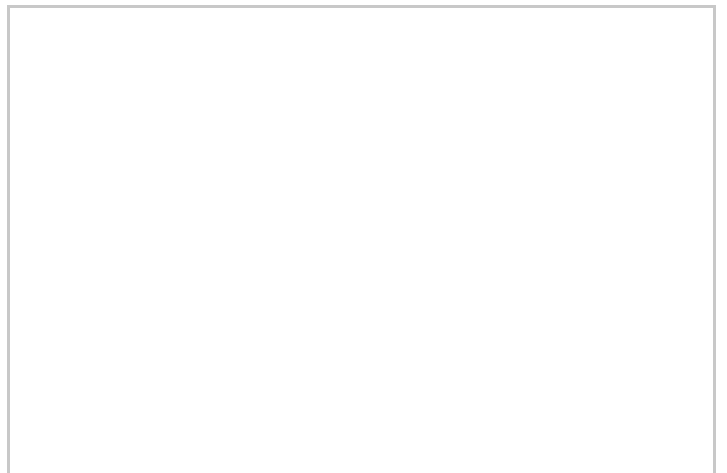
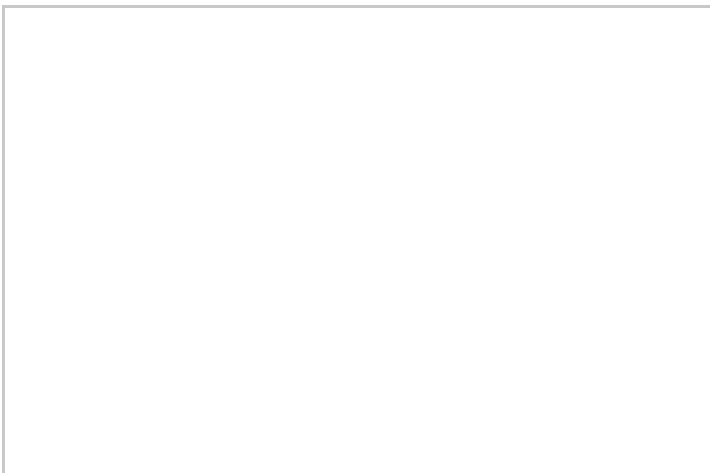
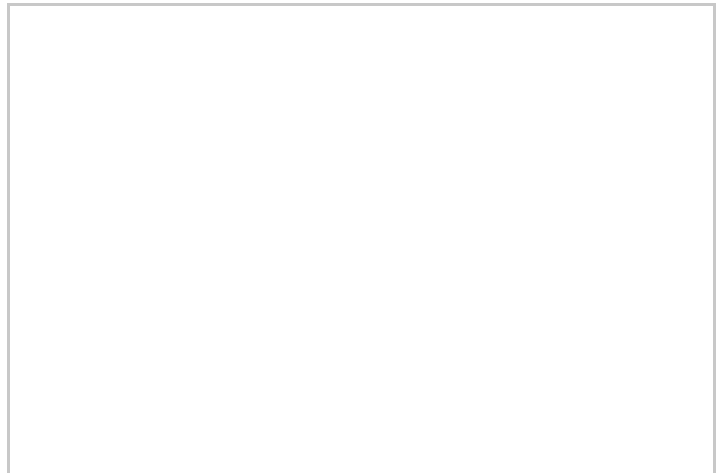
4'8" x 9'5" (1.42m x 2.87m)

The bathroom is thoughtfully designed for comfort and accessibility, featuring a sleek two-piece suite. The hand basin boasts ample storage beneath, perfect for stowing away toiletries. A low-level WC complements the setup. The room is cleverly configured as a

wet room, promoting easy mobility. An invigorating electric shower ensures a refreshing experience. Natural light filters in through the frosted UPVC double-glazed window, maintaining privacy while illuminating the space.

EXTERNAL

The property boasts convenient off-street permit parking, ensuring a hassle-free arrival. Step outside to discover the charm of both communal front and rear gardens, perfect for a relaxing stroll or alfresco dining. Additionally, a storage shed is available, keeping clutter at bay while keeping essentials within reach.



Road Map



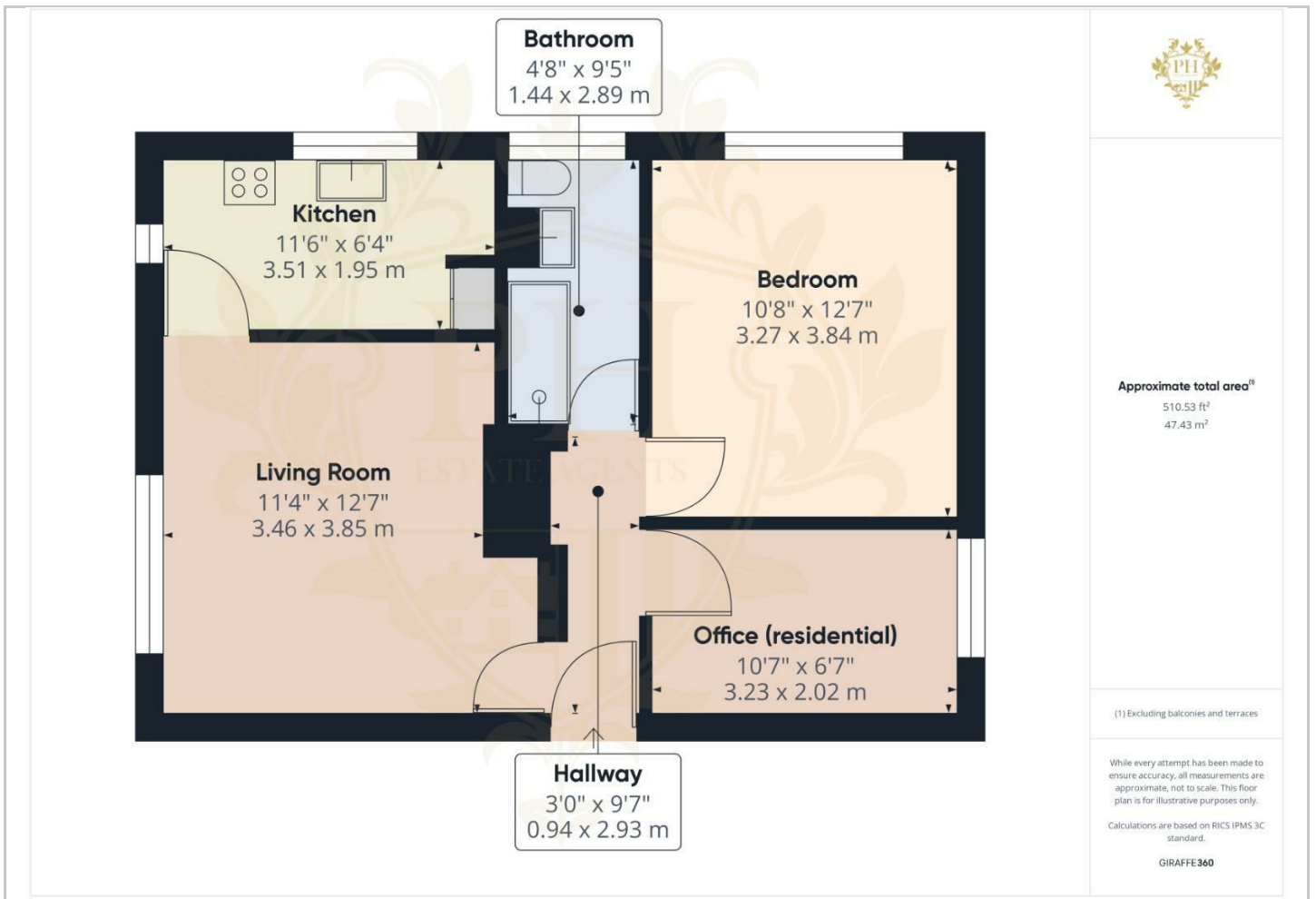
Hybrid Map



Terrain Map



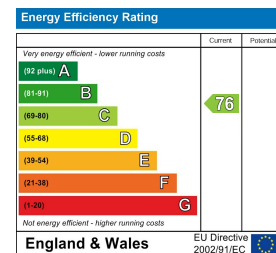
Floor Plan



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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