



72 Churchill Road , Middlesbrough, TS6 9PJ

£92,500



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Entrance

6'7" x 2'10" (2.03 x 0.88)

Entrance is through a uPVC door stepping into a spacious hallway which provides access to a living room/dining room, bathroom, bedroom and kitchen.

Reception Room

15'3" x 11'7" (4.65 x 3.54)

The living/dining room is a very generous size with two large uPVC windows on the front of the property allowing plenty of natural light. It also has staircase access to the loft.

Bedroom

11'11" x 9'10" (3.65 x 3.00)

The bedroom has a large uPVC window looking out into the garden. The room can comfortably fit in a double bed and has a large built-in wardrobe that provides extra storage for personal belongings.

Kitchen

12'5" x 8'10" (3.79 x 2.70)

Spacious kitchen with lots of potential. Large uPVC window allowing plenty of natural light. Small step down leading to the back door of the property.

Bathroom

6'3" x 5'6" (1.92 x 1.69)

Bathroom situated directly opposite the bedroom with bath/shower, toilet and sink.

First floor

13'2" x 11'8" (4.03 x 3.57)

Loft has lots of potential, allow more natural light into the front room/dining room.

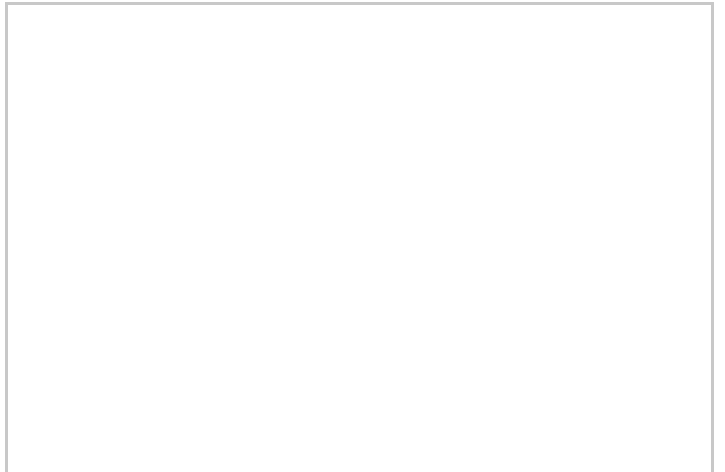
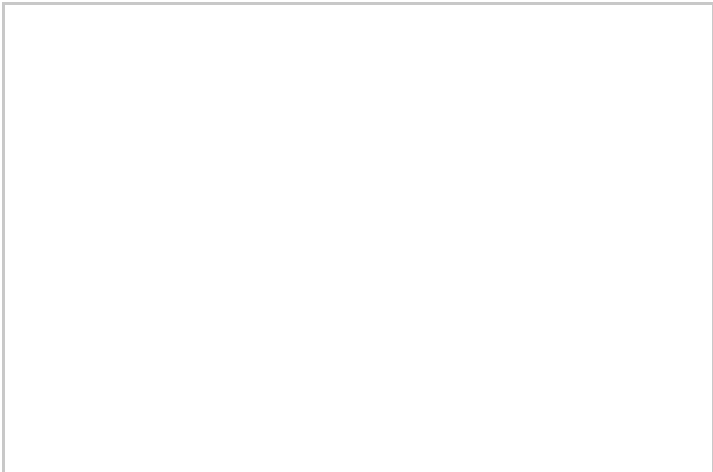
Garage

15'11" x 9'0" (4.86 x 2.76)

Single detached garage. Could be used as a work shop or to park vehicles.

Garden

spacious garden with both patio and grassed area.



Road Map



Hybrid Map



Terrain Map



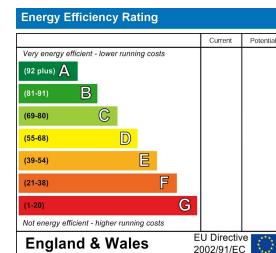
Floor Plan

<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total areaⁿ</p> <p>949.81 ft² 88.24 m²</p> <p>Reduced headroom</p> <p>60.06 ft² 5.58 m²</p>
<p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE 360</p>

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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