



## 22 Cromwell Road , Middlesbrough, TS6 6JH

Offers Over £50,000



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## Entrance hall

9'10" x 2'9" (3.00m x 0.84m)

Access to the property through a wooden door, access to the first floor, access to the lounge.

## lounge

24'2" x 11'5" (7.37m x 3.48m)

UPVC double glazed window to the front of the room, single glazed window to the rear, radiator and carpeted.

## Kitchen

14'0" x 8'2" (4.27m x 2.49m )

A selection of wall and base units, electric cooker, combi boiler, washing machine, storage cupboard.

## Rear Hallway

6'0" x 8'0" (1.83m x 2.44m)

Access to the downstairs W/C, and secure rear yard. Single glazed window.

## bedroom 1

10'7" x 13'4" (3.23m x 4.06m)

This carpeted room is complete with single glazed window and storage heater.

## bedroom 2

13'2" x 9'0" (4.01m x 2.74m)

Singled glazed window, storage heater, carpet.

## Bedroom 3

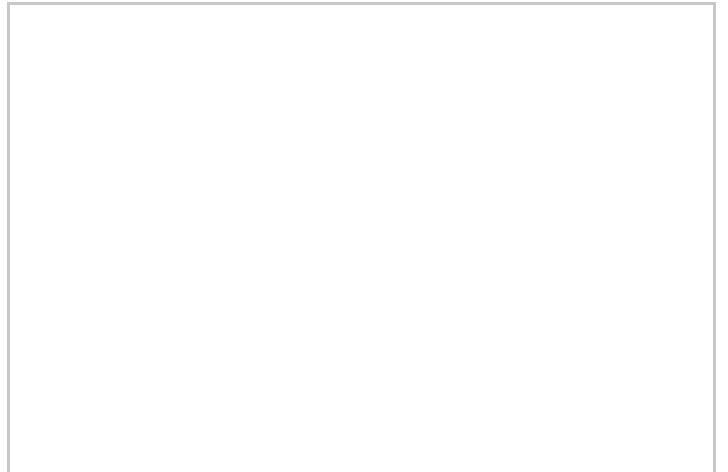
6'4" x 8'1" (1.93m x 2.46m )

This carpeted room is complete with single glazed window and storage heater.

## Bathroom

7'8" x 5'3" (2.34m x 1.60m)

Single glazed window, W/C, wash hand basin, extractor fan, bath with electric shower over, storage heater.



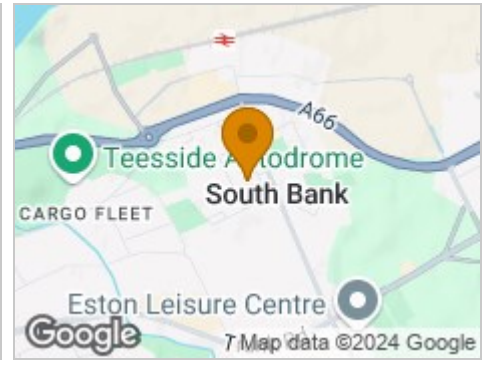
## Road Map



## Hybrid Map



## Terrain Map



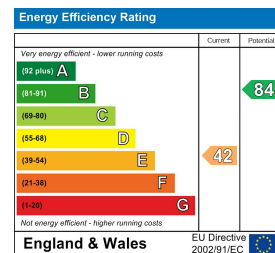
## Floor Plan



## 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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