



131 Overdale Road

, Middlesbrough, TS3 7NG

£115,000



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ENTRANCE

4'11" x 3'2" (1.50m x 0.97m)

Step through the white UPVC double glazed front door and you'll find yourself in a generously sized hallway. Sunlight from the garden spills in, highlighting the clean lines and practical layout. Two compact storage cupboards are tucked neatly to one side—perfect for coats, shoes, or daily essentials. From here, you have direct access to the welcoming reception room as well as the staircase leading to the first floor.

RECEPTION ROOM

12'1" x 18'11" (3.68m x 5.77m)

The reception room is spacious, offering plenty of room for a comfortable three-piece suite. At the front, a large UPVC double glazed window lets in natural light and frames the view outside, while at the back, elegant French doors open out to the garden, creating a seamless connection between indoor and outdoor spaces. A fireplace, complete with a traditional coal fire, adds warmth and character to the room. The kitchen is conveniently accessible directly from this inviting living space.

KITCHEN

11'5" x 9'0" (3.48m x 2.74m)

The kitchen features a range of light wood wall-mounted cabinets, base cupboards, and spacious drawers that offer plenty of storage for cookware and utensils. A sleek built-in oven is paired with a modern gas hob set into the countertop, making meal preparation both convenient and stylish. There's ample room for free-standing appliances such as a fridge and dishwasher, while a large UPVC double-glazed window lets in generous natural light

and provides a pleasant view outside. A matching double-glazed door opens directly to the outdoors, and a cozy breakfast bar creates the perfect spot for casual dining or morning coffee. From here, you also have easy access to the adjoining utility room, making household chores a breeze.

UTILITY ROOM

6'9" x 8'8" (2.06m x 2.64m)

The utility room offers a spacious area ideally suited for free-standing appliances like a fridge freezer and dryer. It features two built-in cupboards that provide convenient storage for household essentials. A small UPVC double glazed window lets in natural light, creating a bright and functional atmosphere for daily chores.

LANDING

9'0" x 2'9" (2.74m x 0.84m)

The landing gains access to the three spacious bedrooms, modern bathroom, loft and storage cupboard.

BEDROOM ONE

8'4" x 11'6" (2.54m x 3.51m)

The main bedroom faces the front of the property, offering a bright and welcoming atmosphere thanks to two large UPVC double glazed windows that let in plenty of natural light. There's ample space to comfortably fit a double bed along with generous storage options, such as wardrobes or dressers, without the room feeling cramped. The space is finished with a plush carpet underfoot and kept cozy year-round by a radiator.

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BEDROOM TWO

12'1" x 11'6" (3.68m x 3.51m)

The second bedroom sits at the front of the home, bathed in natural light from a wide UPVC double glazed window that frames the view outside. A soft, plush carpet stretches wall to wall, complementing the gentle warmth provided by a modern radiator. The space easily accommodates a double bed along with generously sized storage units, leaving plenty of room to move around. One wall stands out with a striking feature wallpaper, adding a touch of personality and style to the room.

BEDROOM THREE

9'11" x 6'11" (3.02m x 2.11m)

Tucked away at the back of the house, the third bedroom offers a cozy retreat that easily accommodates a single bed along with a few larger storage pieces—think a wardrobe or dresser, though space is snug. Natural light pours in through a UPVC double-glazed window, creating a bright and inviting atmosphere, while a fitted radiator keeps things warm on chilly days. Plush carpeting underfoot adds a touch of comfort, making this a practical and pleasant space for rest or study.

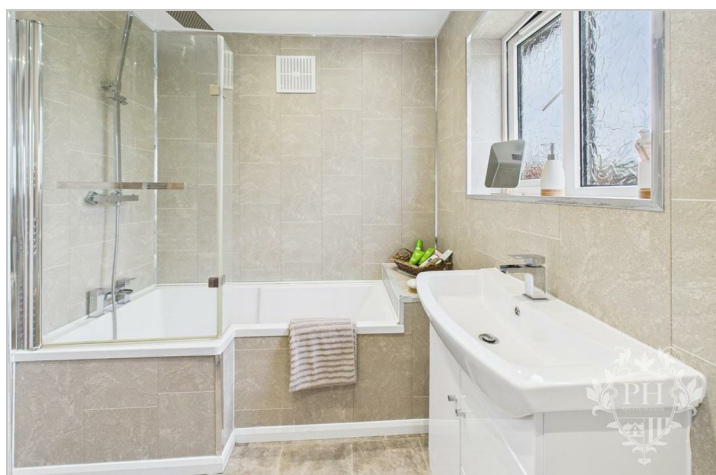
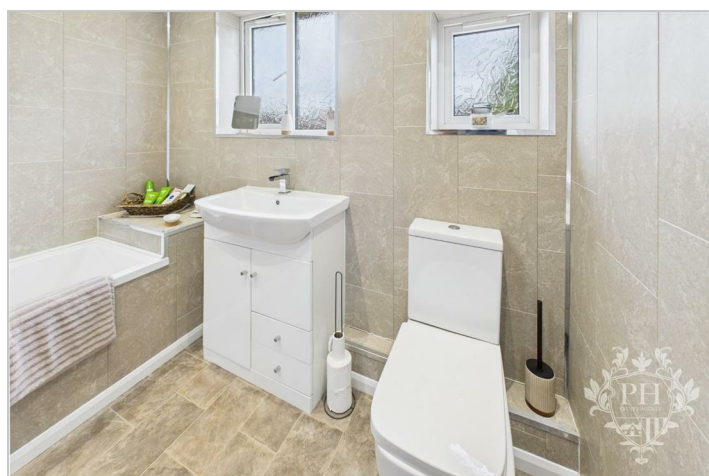
FAMILY BATHROOM

8'3" x 6'11" (2.51m x 2.11m)

The family bathroom features a sleek, contemporary three-piece suite. At the heart of the room is an L-shaped bath, complemented by a powerful thermostat-controlled shower and a fixed glass screen that keeps water neatly contained. The hand basin sits atop a clever storage unit, perfect for stashing toiletries and keeping the space tidy, while the low-level w.c. blends unobtrusively into the modern design. Walls are finished with elegant, easy-to-clean tiles that add both style and practicality. A chrome towel warmer stands ready for fresh, cozy towels, and natural light filters softly through the frosted UPVC double-glazed window, ensuring both privacy and a bright, airy feel.

EXTERNAL

This property features expansive front and rear gardens, both enclosed by secure fencing, providing plenty of space for outdoor activities or relaxation. On-street parking is readily available, and the home is conveniently located just a short walk from local shops, amenities, and regular bus routes, making everyday living easy and accessible.



Road Map



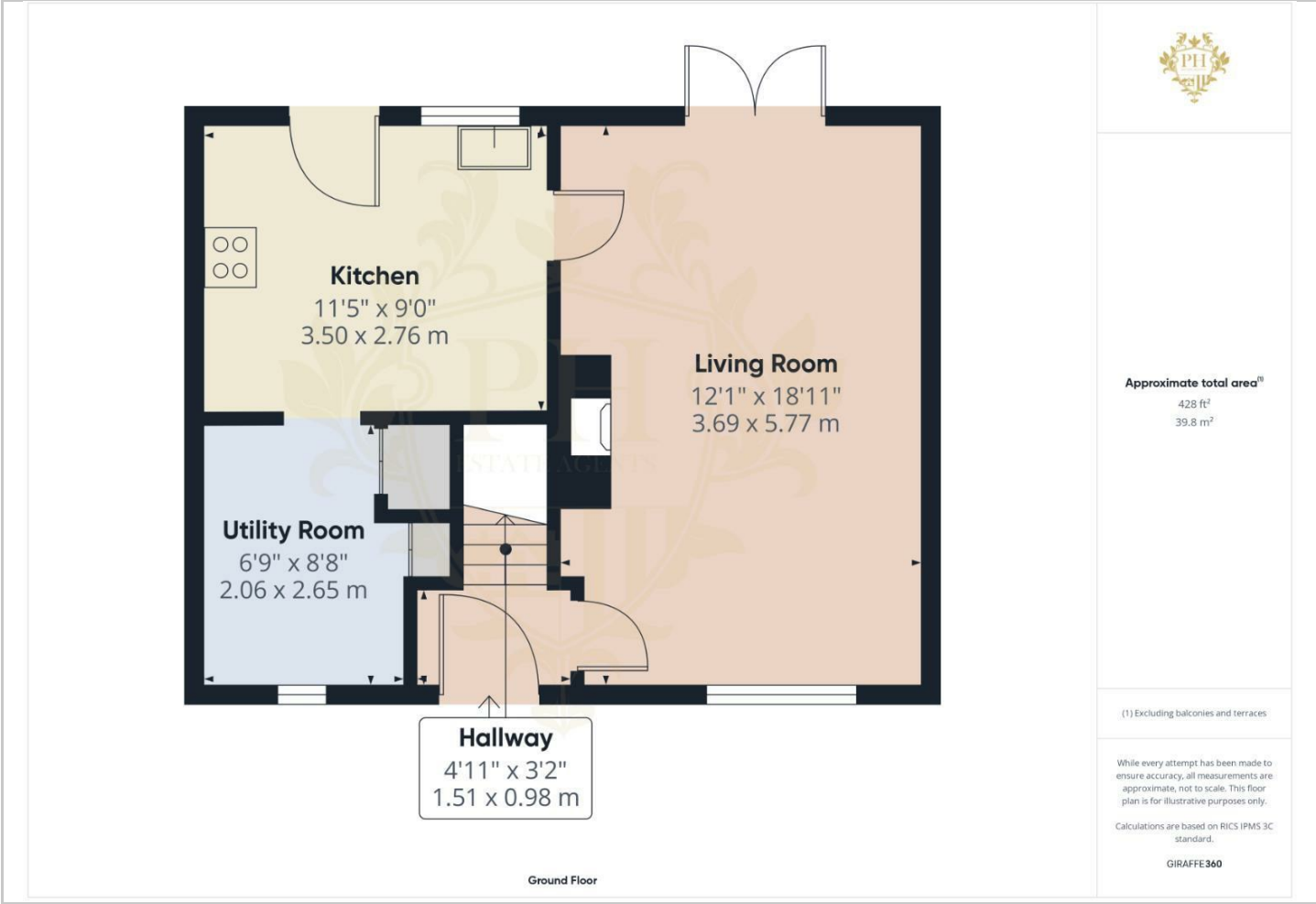
Hybrid Map



Terrain Map



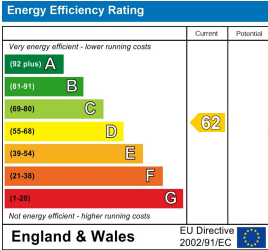
Floor Plan



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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