



78 Ayresome Park Road , Middlesbrough, TS5 6AS

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HALLWAY

14'4" x 3'7" (4.37m x 1.09m)

Step through a sturdy UPVC double glazed door from the front garden, and you'll find yourself in an inviting hallway. This welcoming corridor serves as the central artery of the home, offering direct access to both spacious reception rooms as well as the staircase leading to the first floor.

RECEPTION ROOM

13'10" x 10'1" (4.22m x 3.07m)

The first reception room sits at the front of the house, flooded with natural light from a large bay window that overlooks the street. A classic fire surround adds a focal point, with a radiator nearby to keep things cozy. There's plenty of room here for a comfortable two-piece sofa set, plus a few small storage units to keep everything tidy without feeling cramped.

RECEPTION ROOM TWO

11'6" x 11'10" (3.51m x 3.61m)

Tucked away at the back of the house, the second reception room offers a versatile space that could easily fit a dining table for family gatherings or a comfortable two-piece suite for relaxing evenings. Natural light pours in through a UPVC double-glazed window, and a radiator keeps the room cozy year-round. There's also a convenient doorway leading directly into the kitchen, making it ideal for both entertaining and everyday living.

KITCHEN

13'0" x 9'11" (3.96m x 3.02m)

The kitchen is generously sized, offering plenty of room to move around and work comfortably. Warm wooden cabinets line the walls, including both base and drawer units, providing ample storage for cookware and pantry items. Light-colored countertops create a pleasant

contrast against the wood, brightening up the space and making it feel welcoming. There's an area designated for free-standing appliances, giving you flexibility in arranging your refrigerator, dishwasher, or washing machine. The kitchen also features a built-in electric oven topped with a sleek gas hob, perfect for anyone who enjoys cooking. A large UPVC double-glazed window lets in lots of natural light, while a door leads directly to the rear entrance extension, making it easy to step outside or bring in groceries from the yard.

REAR ENTRANCE

10'4" x 8'9" (3.15m x 2.67m)

The rear extension adds generous extra space that's perfect for storing everyday household items or creating a cozy nook. It features french doors that open directly onto the backyard, inviting in plenty of natural light and offering easy access to outdoor living. Inside, you'll also find a convenient internal door that leads straight to the ground floor shower room, making the space both practical and versatile.

GROUND FLOOR SHOWER ROOM

6'5" x 6'10" (1.96m x 2.08m)

The ground floor shower room features a well-appointed three-piece suite, consisting of a spacious step-in shower cubicle fitted with an electric shower, a modern hand basin, and a low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, providing both brightness and privacy. The walls are finished with easy-to-clean cladding that adds a sleek, contemporary touch to the space.

LANDING

11'6" x 5'4" (3.51m x 1.63m)

The split-level landing gains access to the three spacious bedrooms, shower room and loft space.

Tel: 01642 462153

BEDROOM ONE

11'4" x 14'0" (3.45m x 4.27m)

The first bedroom sits at the front of the house, where a generous bay window fills the space with natural light throughout the day. There's a radiator set beneath the window, keeping the room warm and cozy. The layout easily accommodates a king-size bed, with plenty of space left over for large wardrobes or other substantial storage pieces, making it both spacious and practical.

BEDROOM TWO

11'3" x 8'2" (3.43m x 2.49m)

The second bedroom sits at the heart of the first floor, offering a generous space that comfortably fits a double bed along with ample storage options like wardrobes or dressers. A large UPVC double glazed window fills the room with natural light while providing a pleasant view of the rear yard. A radiator beneath the window ensures the space stays warm and inviting throughout the year.

BEDROOM THREE

6'8" x 9'11" (2.03m x 3.02m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat. There's enough room for a single bed, plus a few compact storage pieces to keep things tidy. A UPVC double glazed window lets in soft natural light, while the radiator keeps the space warm and comfortable year-round.

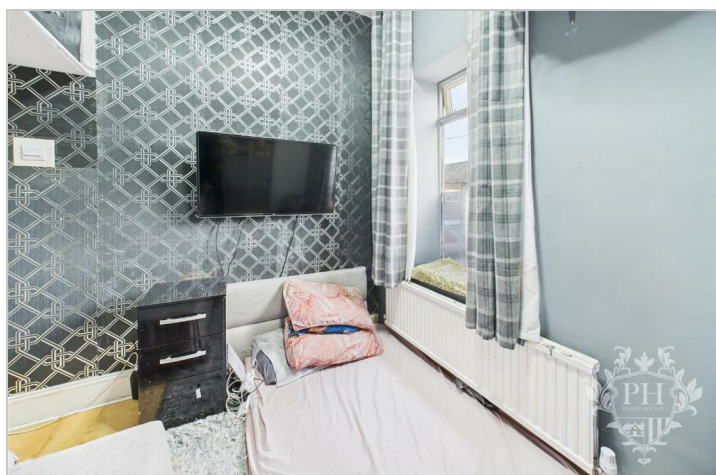
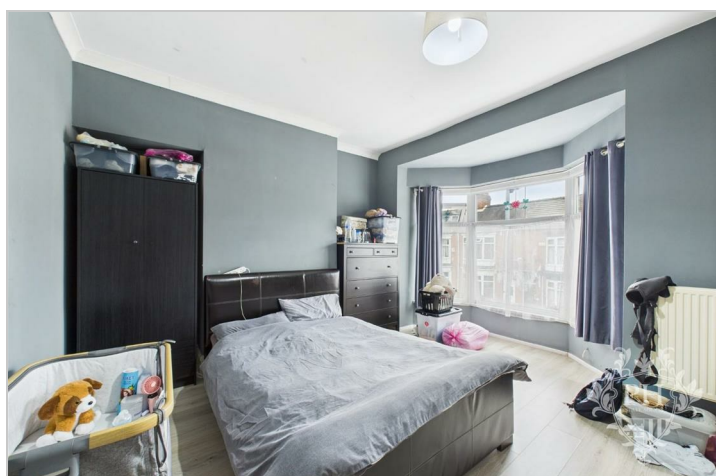
FIRST FLOOR SHOWER ROOM

5'7" x 5'0" (1.70m x 1.52m)

The first floor shower room features a well-appointed three-piece suite, starting with a spacious step-in shower cubicle equipped with a electric shower for instant hot water. Next to it, you'll find a shand basin set atop a built-in vanity unit that provides convenient storage for toiletries. The low-level w.c. is positioned for easy access and comfort. Natural light fills the room through a large front-facing UPVC window, while a wall-mounted towel warmer ensures towels are always cozy. The entire space is finished with attractive tile surrounds that add both style and practicality.

EXTERNAL

This property features a charming, low-maintenance front garden enclosed by a sturdy fence—perfect for adding a splash of greenery without the hassle of constant upkeep. Step out back and you'll find a private yard bordered by a classic brick wall, offering a sense of seclusion. On-street parking is available right in front of the house, making daily comings and goings a breeze. Plus, you'll be conveniently close to local schools and a variety of amenities, so everything you need is just a short walk or drive away.



Road Map



Hybrid Map



Terrain Map



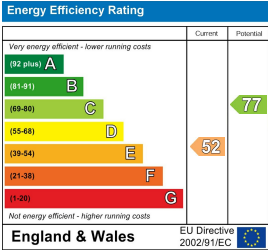
Floor Plan



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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