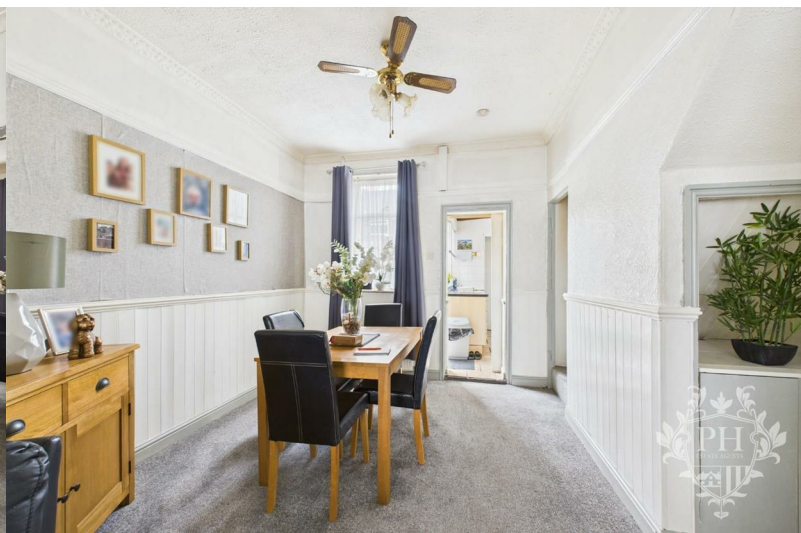




## 6 Kindersley Street , Middlesbrough, TS3 6PW

£68,000

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## ENTRANCE

2'10" x 3'4" (0.86m x 1.02m )

Stepping in from the street, you pass through a crisp white UPVC double-glazed door and find yourself in a compact entrance hall. This small foyer opens directly into the spacious reception and dining area beyond.

## RECEPTION/ DINING ROOM

11'3" x 25'11" (3.43m x 7.90m)

At the front of the room, you'll find a welcoming living area, perfectly sized for a comfortable two-piece sofa set and a few compact storage units. Natural light pours in through a generous window, highlighting the elegant feature fireplace and ensuring the space feels bright and inviting. A radiator keeps things cozy, even on chilly days. Toward the back of the room, there's ample space to set up a dining table—an ideal spot for meals or entertaining. This section also enjoys its own window and radiator, offering both light and warmth. From here, you have direct access to the kitchen and the staircase leading to the first floor, making the layout both practical and seamless.

## KITCHEN

6'3" x 7'5" (1.91m x 2.26m)

The kitchen features a generous assortment of

light wood-effect cabinets, including wall-mounted cupboards, base units, and drawers, all thoughtfully arranged to create ample storage and a warm, welcoming atmosphere. Dark countertops provide a striking contrast, adding depth and character to the room. There's plenty of space for free-standing appliances, making the kitchen both practical and flexible for your needs. Natural light streams in through a well-placed window, brightening the space, while a convenient doorway leads directly into the ground floor bathroom.

## GROUND FLOOR BATHROOM

6'3" x 7'0" (1.91m x 2.13m)

The ground floor bathroom features a three-piece suite, complete with a corner-panelled bathtub that invites you to relax after a long day. There's a hand basin and a low-level toilet, all thoughtfully arranged to maximize space. Natural light filters softly through a frosted window, ensuring privacy while illuminating the room. The walls are finished with tiling that creates a clean, polished look and ties the whole space together.

## LANDING

2'7" x 2'10" (0.79m x 0.86m)

The landing gains access to the two spacious bedrooms.

## BEDROOM ONE

12'8" x 11'5" (3.86m x 3.48m)

The primary bedroom is positioned at the front of the property, offering a spacious layout that easily accommodates a double bed and generously sized storage units. Natural light pours in through a large window, while a well-placed radiator ensures the room stays warm and comfortable throughout the year.

## BEDROOM TWO

9'5" x 12'7" (2.87m x 3.84m)

The second bedroom sits quietly at the back of the house, offering plenty of room for a comfortable double bed and spacious storage options—think roomy wardrobes or a larger dresser. Natural light streams in through the window, while a radiator keeps the space cozy year-round. There's also convenient access to the loft space, making storage or future expansion a breeze.

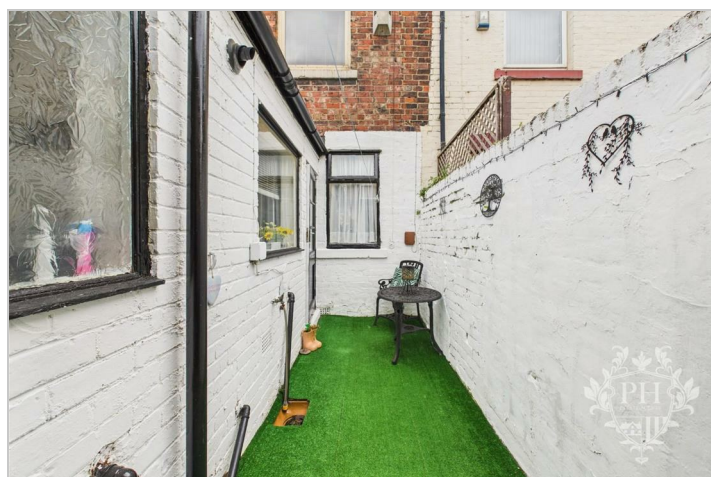
## LOFT SPACE

11'7" x 17'3" (3.53m x 5.26m)

The staircase leading to the loft is accessed from the rear bedroom. The loft itself is generously sized, currently serving as both a storage area and a cozy snug. Natural light pours in through a skylight window, making the space feel bright and inviting.

## EXTERNAL

This property features convenient on-street parking and a secure, enclosed rear yard—perfect for families or anyone who values privacy and peace of mind. Located just a short stroll or quick drive from shops, cafes, and everyday essentials, it's also within easy reach of highly regarded local schools. Major bus routes into Middlesbrough Town Centre are close by, making commuting or exploring the area hassle-free.



Road Map



Hybrid Map



Terrain Map



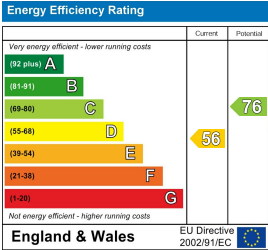
Floor Plan



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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