



## 12 Lastingham Avenue

, Middlesbrough, TS6 9DG

Offers In The Region Of £209,950





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## ENTRANCE

8'10" x 3'6" (2.69m x 1.07m)

Step inside through a sturdy UPVC double glazed door, leaving the front garden behind as you enter a spacious, welcoming hallway. This generous entrance area offers immediate access to both the main reception room and the kitchen, inviting you further into the heart of the home.

## RECEPTION ROOM

11'8" x 17'6" (3.56m x 5.33m)

The reception room sits at the front of the property, offering an impressive sense of space that immediately feels welcoming. Two UPVC double glazed windows—one facing the front and the other set to the side—flood the room with natural light throughout the day, enhancing its airy atmosphere. With its generous proportions, the room easily accommodates both a full living area and a dining set, making it perfect for relaxing or entertaining guests. From here, you'll find direct access to the central hallway, seamlessly connecting this space to the rest of the home.

## KITCHEN

8'11" x 13'8" (2.72m x 4.17m)

The kitchen, while ready for an update, features a generous selection of wall-mounted cupboards, base cabinets, and spacious drawers that offer ample storage for all your essentials. There's plenty of space to accommodate free-standing appliances, allowing for flexible layout options. Natural light fills the room through a UPVC double glazed window, while a matching UPVC double glazed door leads out to the side of the property, making both everyday access and ventilation easy and convenient.

## HALLWAY

5'8" x 8'2" (1.73m x 2.49m )

The central hallway gains access to the properties three bedrooms, toilet, bathroom and loft space.

## BEDROOM ONE

11'6" x 12'0" (3.51m x 3.66m)

Tucked away at the back of the house, the first bedroom offers a peaceful retreat with enough room to comfortably fit a double bed. Built-in wardrobes line the walls, providing plenty of storage without sacrificing style. From here, a door opens directly into the sunroom, inviting in soft natural light and creating an effortless flow between indoor comfort and outdoor relaxation.

## SUNROOM

10'4" x 6'5" (3.15m x 1.96m )

The sunroom, accessible through the rear bedroom, offers a cozy retreat large enough for a two-seater sofa. Surrounded by floor-to-ceiling UPVC double-glazed windows, this bright space is filled with natural light throughout the day. A matching UPVC double-glazed door opens directly onto the garden, seamlessly blending the indoor comfort with the beauty of the outdoors.

## BEDROOM TWO

9'0" x 13'3" (2.74m x 4.04m )

The second bedroom is situated at the back of the property, offering a quiet and private retreat. There's ample space to comfortably fit a double bed along with larger wardrobes or storage units, making it ideal for anyone who values both comfort and practicality. A UPVC double glazed window lets in plenty of natural light while helping to keep the room well-insulated and peaceful.

### BEDROOM THREE

8'6" x 9'4" (2.59m x 2.84m)

The third bedroom is presently being used as a dining room, but it can effortlessly be converted back into a bedroom. This versatile space is large enough to accommodate a single bed along with more substantial storage units, such as a dresser or wardrobe. A UPVC double glazed window on the side of the property fills the room with natural light while also providing excellent insulation and soundproofing, making it a comfortable and practical living area.

### TOILET

5'10" x 2'7" (1.78m x 0.79m)

In this property, the toilet is located in its own separate room, distinct from the main bathroom. The space features a frosted UPVC double glazed window, which allows natural light to filter in while maintaining privacy.

### BATHROOM

5'9" x 4'11" (1.75m x 1.50m)

The bathroom features a two-piece suite, including a generously sized paneled bathtub fitted with a thermostatic shower for precise temperature control. A hand basin sits nearby, while a frosted UPVC double-glazed window lets in natural light without sacrificing privacy. The window is framed by tiling that adds a clean, polished finish to the space.

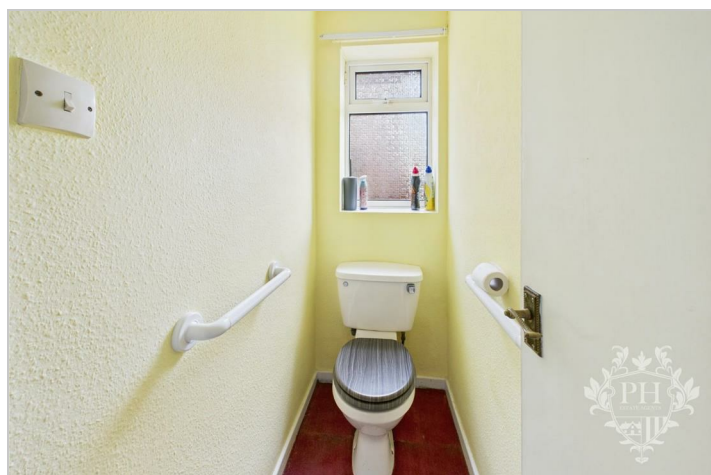
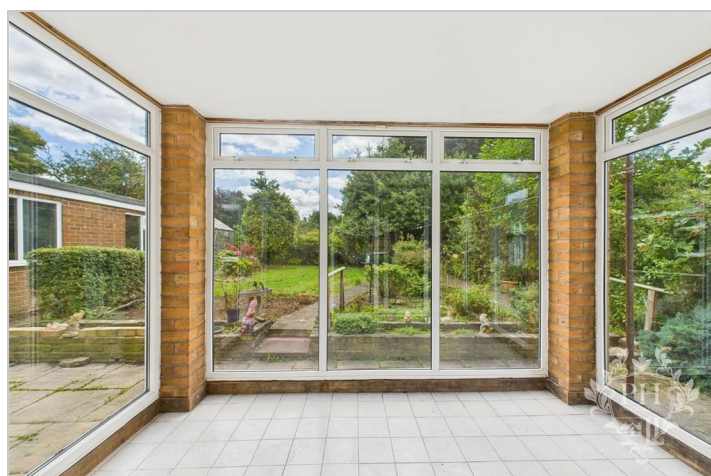
### LOFT SPACE

8'11" x 20'3" (2.72m x 6.17m)

The loft is reached via convenient pull-down ladders, revealing a spacious, fully boarded area that's ideal for storing everything from seasonal decorations to bulky suitcases. Thoughtfully finished, the space also offers easy access to the eaves, making it simple to tuck away items of all shapes and sizes.

### EXTERNAL

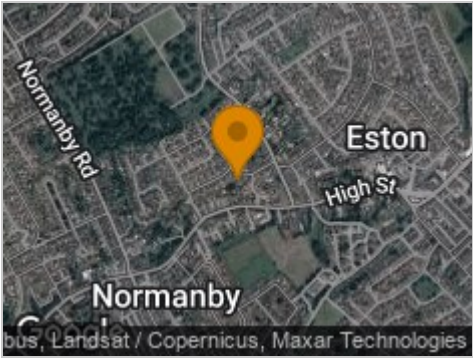
The property features a welcoming front garden, carefully landscaped with a lush green lawn, vibrant flowerbeds, and a charming dwarf wall that adds both character and privacy. A spacious driveway curves gracefully along the side of the house, providing easy access to a single garage tucked away towards the rear. Step into the expansive back garden and you'll find plenty of space to relax or entertain, with two generous patio areas perfect for outdoor dining or gatherings, a well-maintained greenhouse for gardening enthusiasts, and a sweeping lawn ideal for play or quiet afternoons in the sun. Conveniently located, the home is just a short drive from a range of local shops, amenities, and well-regarded schools, making it a practical choice for families.



Road Map



Hybrid Map



Terrain Map



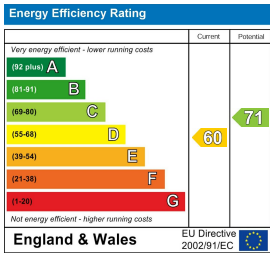
Floor Plan



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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