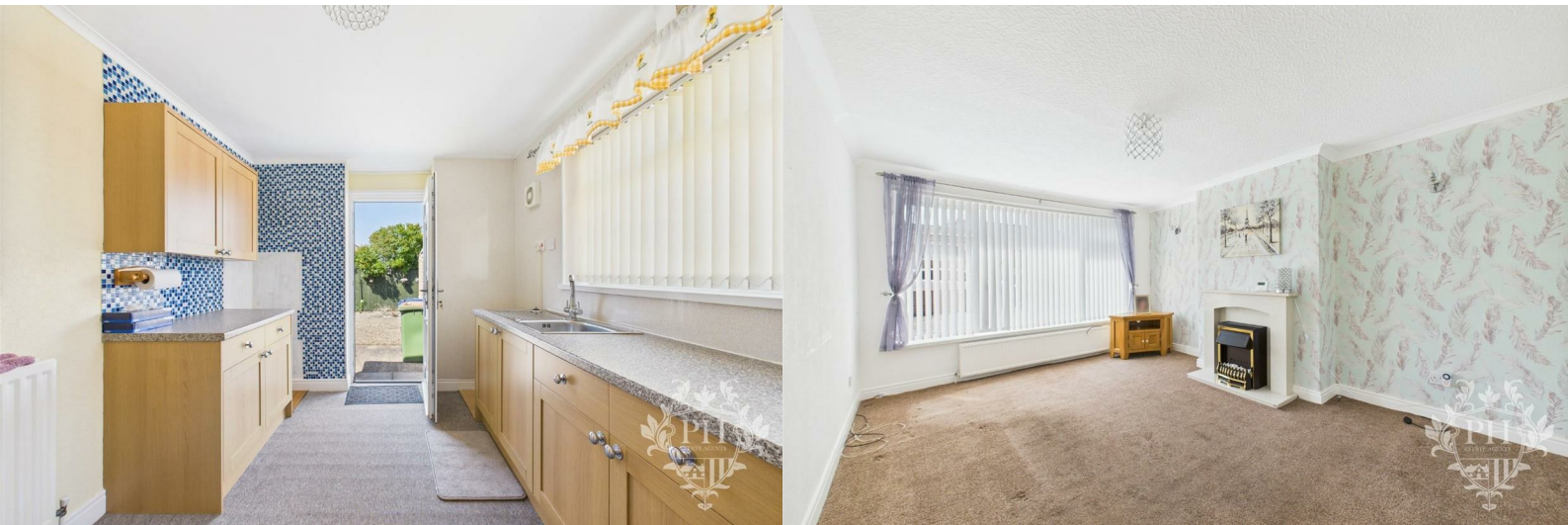




22 Dorman Road , Middlesbrough, TS6 9LT

£149,950



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HALLWAY

3'11" x 9'6" (1.19m x 2.90m)

Step inside through a crisp white UPVC double-glazed door positioned on the side of the house, and you're greeted by a sunlit hallway that immediately feels inviting. This bright passageway leads you effortlessly to the spacious main reception room, a modern kitchen, a sleek shower room, and two cozy bedrooms. Along one wall, the electrical switchboard is neatly tucked away, while soft carpeting underfoot adds a touch of warmth and comfort as you move through the space.

RECEPTION ROOM

15'2" x 11'7" (4.62m x 3.53m)

The reception room stretches generously, offering ample space to comfortably fit both living and dining areas. Sunlight pours in through a wide UPVC double-glazed window, casting a warm glow across the room. A classic radiator keeps the space cozy, while a charming fire surround frames a traditional coal fire nestled below, adding a touch of timeless character and inviting warmth.

KITCHEN

12'7" x 8'11" (3.84m x 2.72m)

The kitchen features a charming collection of light wood cabinets, including wall-mounted

units, base cupboards, and drawers, all topped with pale work surfaces that create a soft contrast. There's generous room set aside for freestanding appliances, making the space both practical and inviting. Natural light pours in through a UPVC double-glazed door that opens out to the rear garden, while an additional UPVC double-glazed window on the side fills the room with daylight and offers a pleasant view.

BEDROOM ONE

12'5" x 11'9" (3.78m x 3.58m)

Tucked at the back of the house, the first bedroom offers ample space to comfortably fit a double bed along with extra storage furniture. Sunlight filters through a UPVC double-glazed window, brightening the room and highlighting the built-in overhead storage that adds clever, out-of-the-way space. A radiator ensures warmth, while soft carpeting underfoot completes the inviting feel of this cozy retreat.

BEDROOM TWO

9'7" x 9'0" (2.92m x 2.74m)

The second bedroom, positioned at the front of the house, breaks away from the usual cramped, boxy layout. It comfortably accommodates a single bed alongside roomy

storage units, all without feeling tight or overcrowded. Natural light pours in through a sturdy UPVC double-glazed window, while a radiator keeps the space warm and cozy. Soft carpeting underfoot adds a touch of comfort, making it a pleasant and inviting room.

SHOWER ROOM

6'4" x 5'6" (1.93m x 1.68m)

The shower room is a sleek, contemporary wet room featuring smooth, modern tiled floors designed to channel water efficiently toward a discreet drain. A large glass screen encloses the space, creating an open yet protected shower area. Nestled in the corner, a stylish hand basin complements the low-level toilet, both framed by a tasteful cladding wall and ceiling that add texture and warmth. Natural light filters softly through a UPVC double-glazed frosted window, ensuring privacy while brightening the room. A precise

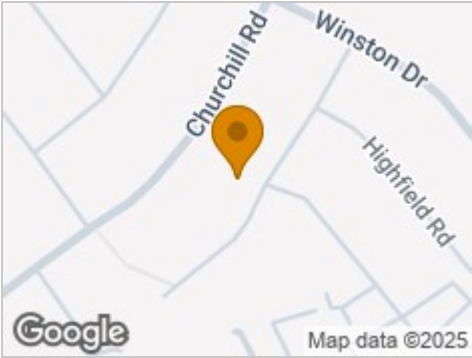
thermostat-controlled shower completes the setup, offering comfort and convenience at every use.

EXTERNAL

The property features a spacious front garden paved with stamped concrete, providing ample room for parking. This area is enclosed by a sturdy brick wall, enhancing both privacy and curb appeal. A driveway runs alongside the house, leading directly to a detached single garage at the rear. The backyard offers a low-maintenance retreat, mostly covered with smooth pebbles and complemented by a cozy patio area ideal for outdoor seating and relaxing. Conveniently located, the home is just a short walk or quick drive from local shops, schools, and key transport routes, making daily errands and commuting effortless.



Road Map



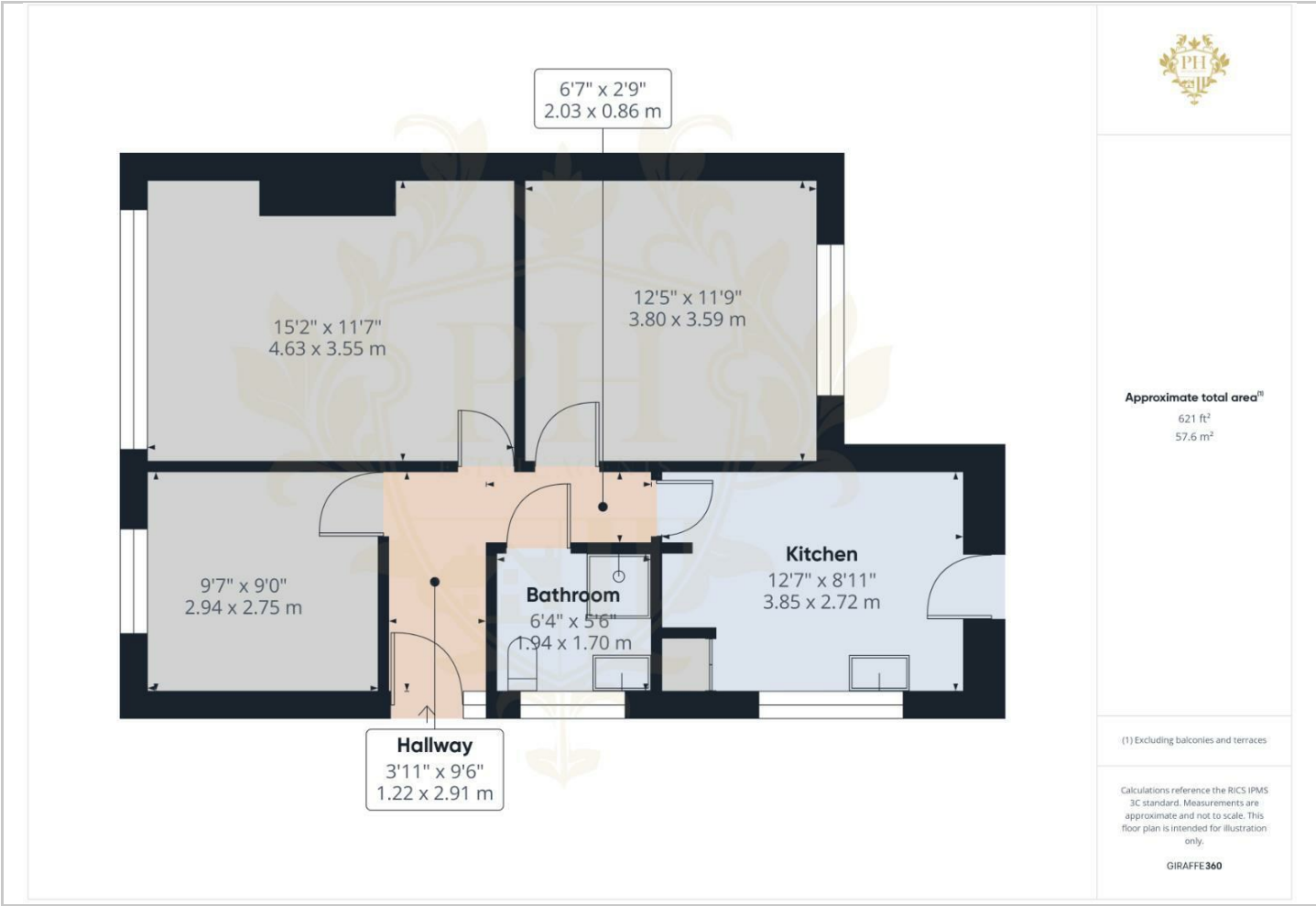
Hybrid Map



Terrain Map



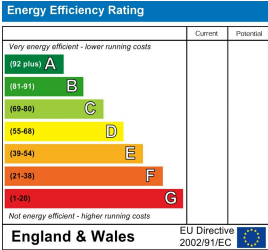
Floor Plan



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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