



10 Somerset Road

, Grangetown, TS6 7NW

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HALLWAY

10'0" x 6'1" (3.05m x 1.85m)

Step in from the garden through a crisp white UPVC double glazed door, and you'll find yourself in a welcoming hallway. Sunlight filters in, highlighting the space that leads off in three directions—toward the open reception and dining area, the kitchen, and the stairs to the first floor. Tucked neatly beneath the staircase, there's a compact storage cupboard, perfect for keeping everyday clutter out of sight.

RECEPTION/ DINING ROOM

20'10" x 8'6" (6.35m x 2.59m)

At the front of the room, the living area opens up with plenty of space for a comfortable two-piece suite and a TV unit. Sunlight streams in through a large UPVC double-glazed window, highlighting the room's centerpiece—a classic fire surround that adds warmth and character. Toward the back, there's ample room for a dining table, perfectly positioned near another UPVC double-glazed window, creating a bright and inviting spot for shared meals.

KITCHEN

10'4" x 7'9" (3.15m x 2.36m)

The kitchen is fitted with pale-colored wall cabinets, base units, and drawers, all topped

with matching light countertops that help brighten the space. There's ample room for freestanding appliances, so you can easily arrange your fridge, oven, or dishwasher to suit your needs. A UPVC door at the back of the kitchen opens directly onto the rear garden, letting in natural light and providing convenient access to the outdoor area.

LANDING

5'5" x 6'1" (1.65m x 1.85m)

The landing gains access to the two spacious bedrooms, family bathroom and loft.

BEDROOM ONE

9'4" x 13'4" (2.84m x 4.06m)

The first bedroom faces the front of the property, offering a bright and inviting atmosphere thanks to two large UPVC double glazed windows that let in plenty of natural light. The room is generously sized, easily accommodating a double bed along with larger wardrobes or storage units, and features a radiator to keep it comfortable year-round.

BEDROOM TWO

10'11" x 10'5" (3.33m x 3.18m)

Tucked away at the back of the house, the second bedroom offers plenty of room for a

double bed along with larger storage pieces—think a spacious wardrobe or a chest of drawers. Natural light streams in through a double-glazed UPVC window, and a radiator keeps the space warm and comfortable year-round.

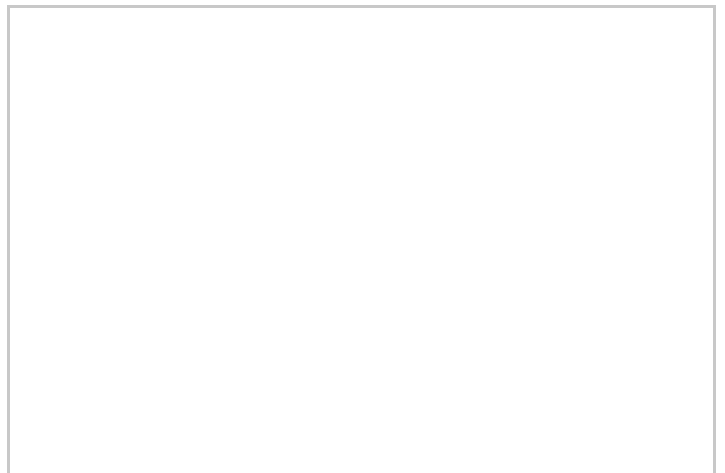
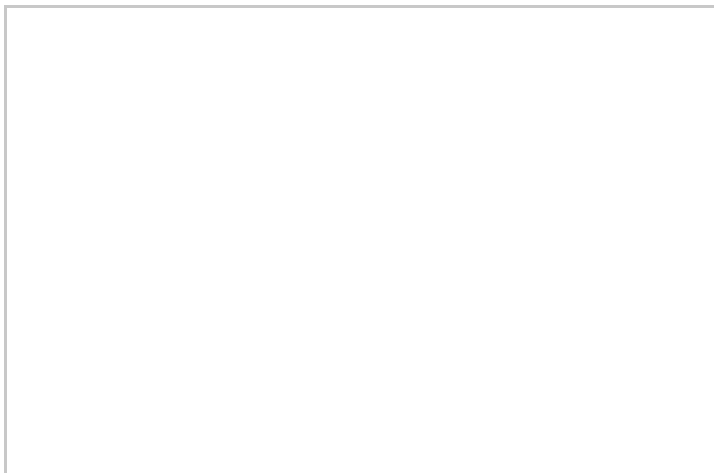
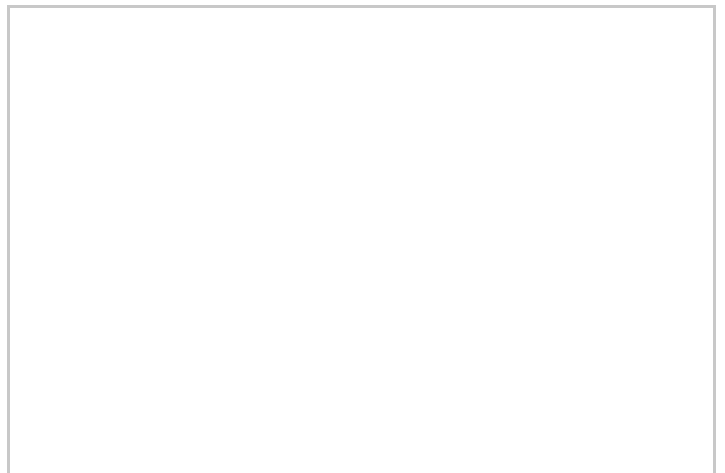
FAMILY BATHROOM

5'6" x 6'0" (1.68m x 1.83m)

The family bathroom features a classic three-piece suite, complete with a paneled bathtub perfect for relaxing soaks, a hand basin set into a vanity, and a discreet low-level toilet. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. A radiator provides dependable warmth, making the bathroom cozy and comfortable year-round.

EXTERNAL

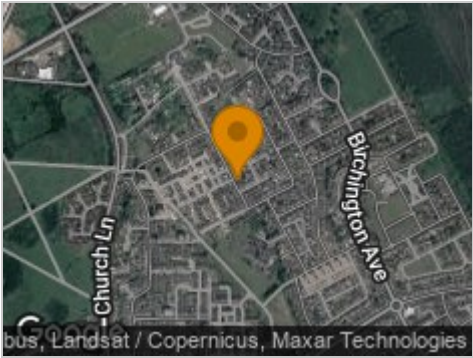
This home features a welcoming front garden, complete with off-street parking and an attached garage, offering both convenience and curb appeal. At the back, you'll find an expansive rear garden—perfect for relaxing, entertaining, or letting kids and pets play. Located just a few minutes' drive from local shops and schools, the property sits in an area popular with both first-time buyers and investors, making it a smart choice for anyone looking to settle in a friendly, well-connected neighborhood.



Road Map



Hybrid Map



Terrain Map



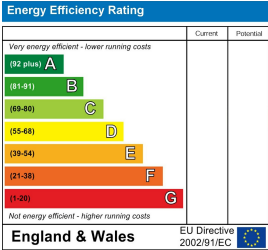
Floor Plan



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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