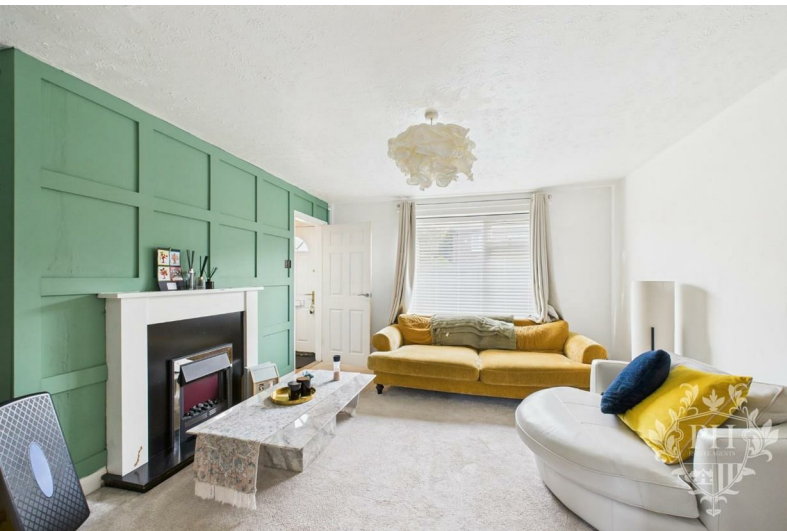




32 Coniston Road

, Middlesbrough, TS6 7QH

Offers In The Region Of £95,000



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HALLWAY

4'11" x 4'4" (1.50m x 1.32m)

Step inside through a gleaming white UPVC double glazed door, where you'll find yourself in a cozy entranceway. Soft carpeting greets your feet, and the gentle warmth from a nearby radiator fills the space. From here, the hallway leads you directly into the inviting reception room or up the stairs to the first floor.

RECEPTION ROOM

14'0" x 11'11" (4.27m x 3.63m)

The reception room is positioned at the front of the property, welcoming guests with ample space for a two-piece suite and extra furniture without feeling crowded. Natural light pours in through a large UPVC double glazed window, illuminating the room and offering a pleasant view of the outdoors. The soft carpeting underfoot adds warmth and comfort, while a stylish paneled accent wall draws the eye to the elegant fire surround with its electric fire set beneath, creating a cozy focal point perfect for relaxing evenings.

KITCHEN

7'10" x 16'9" (2.39m x 5.11m)

The kitchen is fitted with a generous selection of crisp white units—walls, base cabinets, and drawers—accented by sleek chrome handles that catch the light. Rich wood-effect worktops stretch across the space, bringing warmth and contrast to the bright cabinetry. There's plenty of room for free-standing appliances, allowing flexibility in your setup. Sunlight streams in through two large UPVC double glazed windows, filling the room with natural light, while a door opens directly into the rear garden, making

outdoor dining or gardening just a step away. Tucked discreetly beneath the stairs, a handy storage cupboard offers a convenient spot to keep your cleaning supplies or pantry essentials out of sight.

LANDING

6'8" x 6'0" (2.03m x 1.83m)

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

BEDROOM ONE

9'7" x 12'9" (2.92m x 3.89m)

The first bedroom sits at the front of the property, flooded with natural light thanks to two large UPVC double glazed windows that offer a broad view of the street below. Spacious enough for a double bed and generously sized storage units, the room feels open and airy. Soft carpeting underfoot adds warmth, while a modern radiator keeps the space comfortable year-round. The walls are finished in subtle, neutral tones, providing a calm backdrop that suits any style of décor.

BEDROOM TWO

12'6" x 8'10" (3.81m x 2.69m)

The second bedroom sits quietly at the back of the house, offering a generous amount of space that easily accommodates a double bed along with sizable storage furniture. Natural light spills in through a modern UPVC double glazed window, highlighting the room's soft carpet underfoot and freshly painted walls. It also features a built-in storage cupboard for added convenience, and a radiator ensures the space stays comfortable year-round.

BEDROOM THREE

9'5" x 8'1" (2.87m x 2.46m)

The third bedroom sits at the front of the house, where sunlight pours through a UPVC double-glazed window, lending the room a warm, airy feel. At present, it serves as a comfortable home office, with its layout offering a tranquil spot for work or study. Should you wish, the space could easily return to its original function as a bedroom, easily fitting a single bed alongside a few compact storage units. The room features soft carpeting underfoot and a modern radiator that keeps the space cozy year-round.

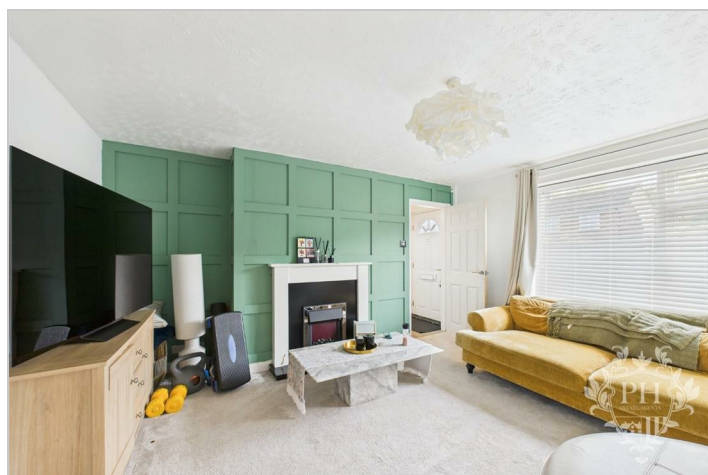
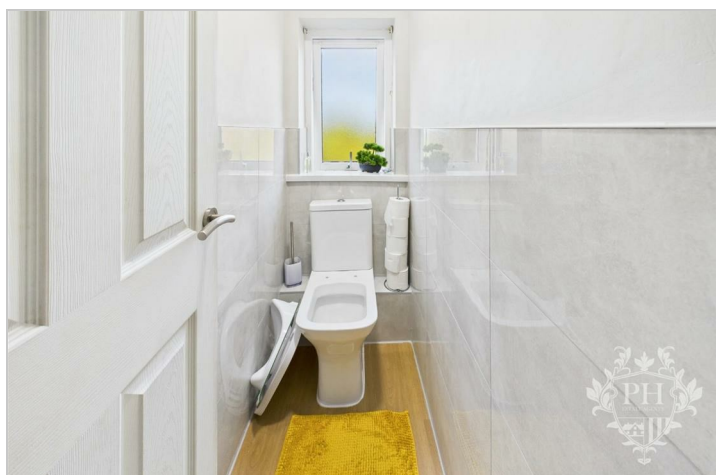
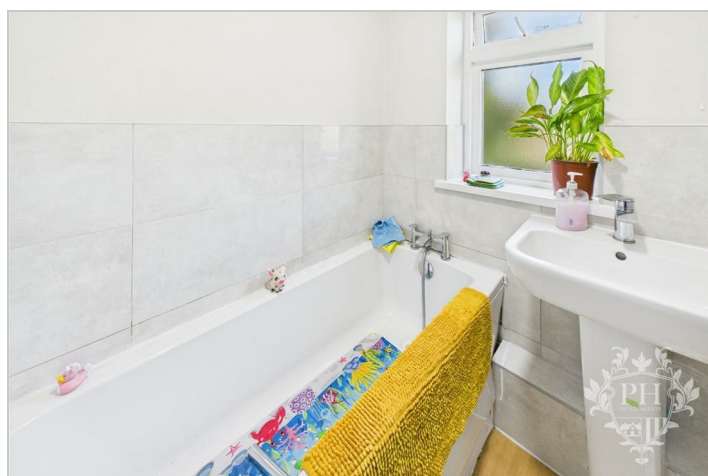
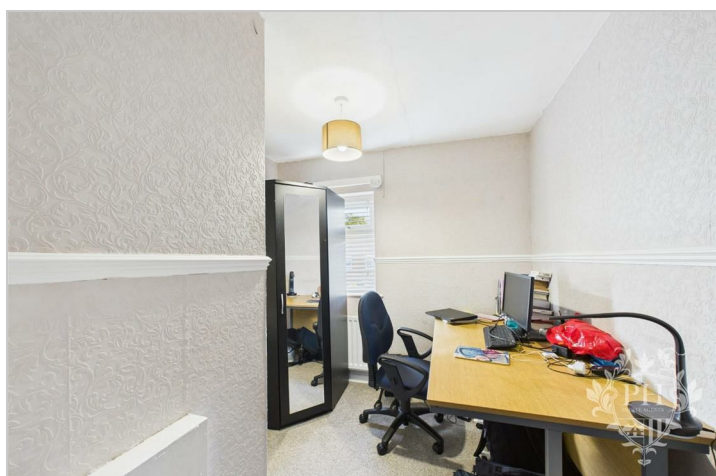
BATHROOM

5'5" x 4'9" - 5'6" x 2'7" (1.65m x 1.45m - 1.68m x 0.79m)

The bathroom features a two-piece suite that includes a classic paneled bathtub, complete with shower attachments, and a sleek hand basin. Natural light fills the space through a frosted UPVC double-glazed window, offering both brightness and privacy. The partially tiled walls bring a touch of elegance, while a modern chrome radiator adds both style and warmth to the room. The toilet is conveniently located in a separate room, accessible directly from the landing for added privacy.

EXTERNAL

At the front of the property, you'll find a lowered curb and a spacious driveway, providing convenient off-street parking for two vehicles. Step out back, and there's a cozy, neatly lawned garden bordered by sturdy fencing for privacy, along with a practical brick-built shed that's perfect for storing tools or bikes. The location makes everyday life easy —local shops, schools, and all the essentials are just a quick stroll or short drive away. For commuters, the A174 is close by, offering a straightforward route in and out of town.



Road Map



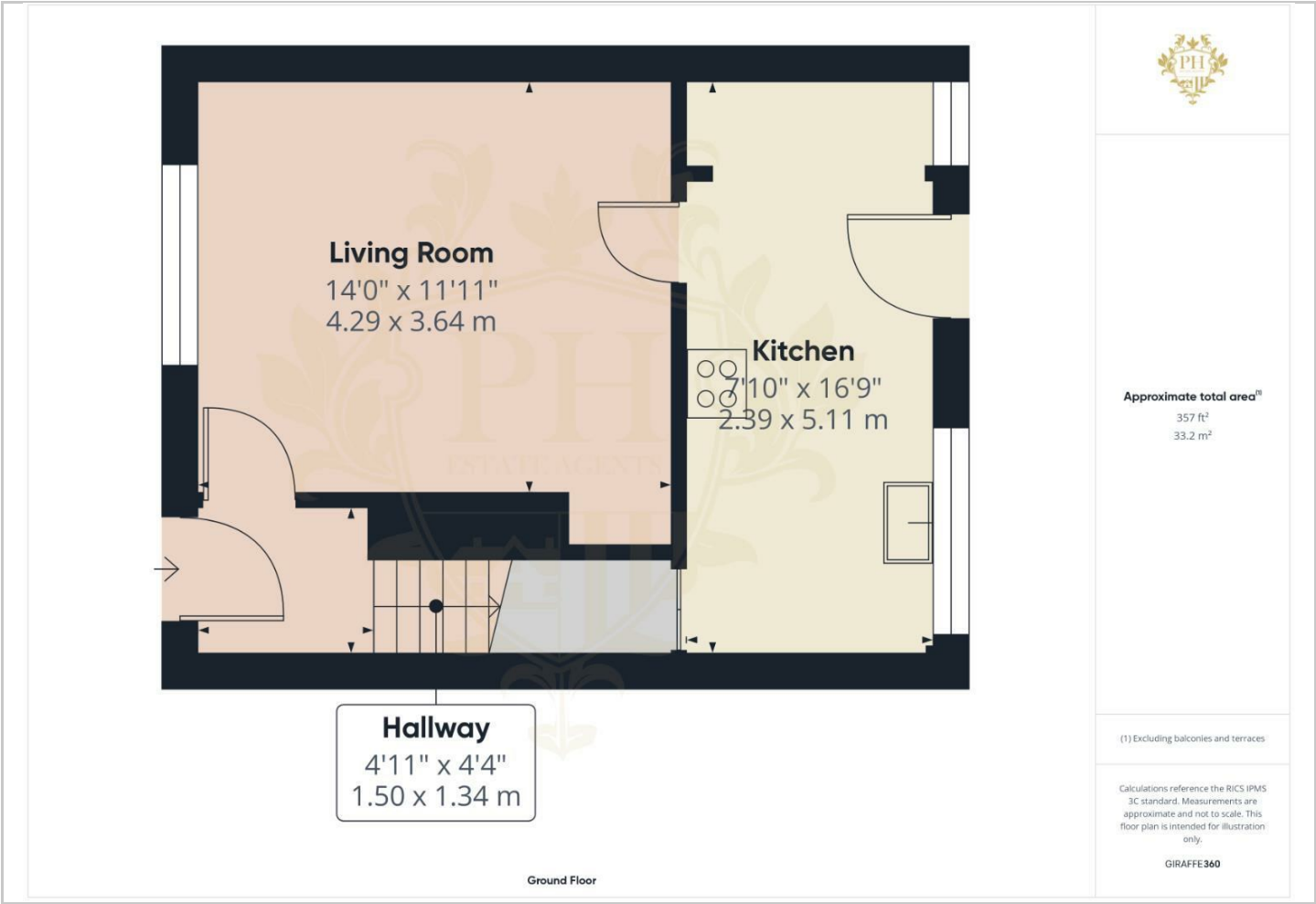
Hybrid Map



Terrain Map



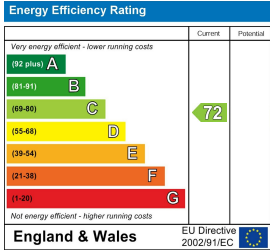
Floor Plan



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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