



**Kenmore Road, Middlesbrough TS3 9PB**

**welcome to**

## **Kenmore Road, Middlesbrough**

Offered for sale with no onward chain, this three-bedroom semi-detached home provides generous living space and plenty of off-street parking, making it an ideal purchase for a range of buyers.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator.

### **Lounge**

16' 6" x 11' 11" ( 5.03m x 3.63m )  
UPVC double glazed window to front and rear, radiator, TV point, telephone point.

### **Dining Room**

11' x 11' 3" ( 3.35m x 3.43m )  
Archway leading into kitchen, storage cupboard, access to downstairs W/C.

### **Downstairs W/C**

Toilet, UPVC double glazed window to side, radiator,

### **Kitchen**

10' 1" x 10' 6" ( 3.07m x 3.20m )  
Range of base and wall units with complementary work surfaces, UPVC double glazed window to rear and side, UPVC double glazed door to the side, plumbing for washing machine, integral electric oven, integral grill, four ring gas hob, 1 1/2 bowl sink with draining board and mixer tap.

### **Landing**

UPVC double glazed window to front, storage cupboard.

### **Bathroom**

Toilet, wash hand basin, bath, UPVC double glazed window to rear.

### **Bedroom 1**

11' 10" incl wardrobes x 9' 7" ( 3.61m incl wardrobes x 2.92m )  
UPVC double glazed window to side, radiator, built in shower cubicle, built in wardrobes.

### **Bedroom 2**

12' 5" x 9' 6" ( 3.78m x 2.90m )  
UPVC double glazed window to rear, radiator, storage cupboard.

### **Bedroom 3**

11' 4" incl door recess x 7' ( 3.45m incl door recess x 2.13m )  
UPVC double glazed window to front, radiator, built in storage cupboard.

### **Externally**

#### **Front Garden**

Driveway.

#### **Rear Garden**

Well maintained garden.







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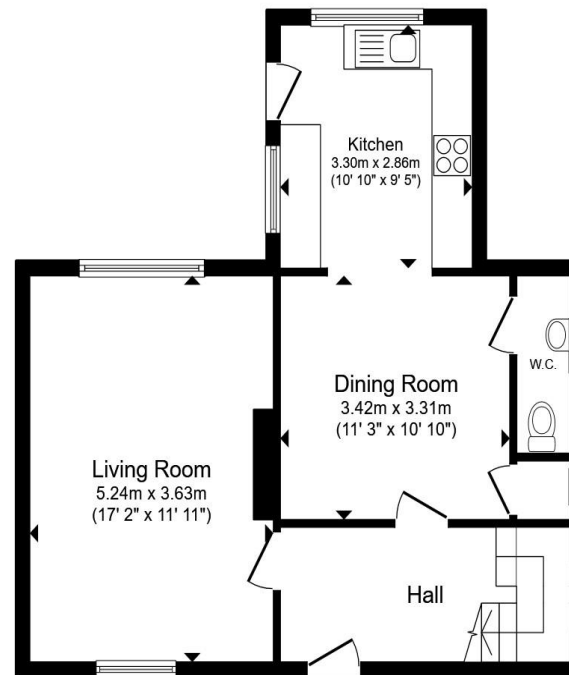
## Kenmore Road, Middlesbrough

- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- SPACIOUS THROUGHOUT
- MULTIPLE CAR DRIVEWAY
- FRONT & REAR GARDEN

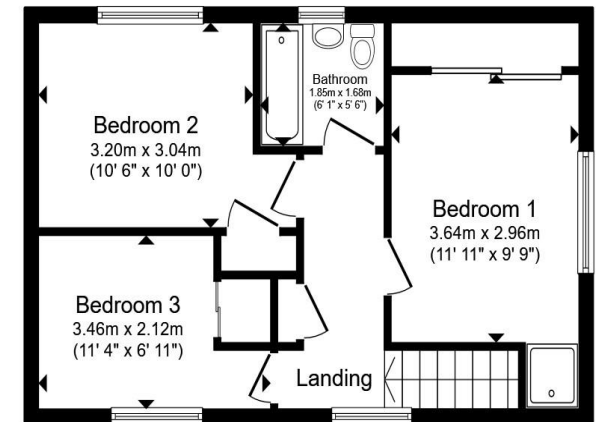
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£130,000**



**Ground Floor**



**First Floor**

Total floor area 94.1 m<sup>2</sup> (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
MAR111652 - 0003

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