



## California Road, Middlesbrough, TS6 9JS

**£59,950**

This delightful property enjoys a prime spot at the foot of the picturesque Eston Hills, this delightful one-bedroom ground floor flat is the perfect place for anyone looking for a cosy, low-maintenance home. Tucked away in a peaceful location, benefiting from both front and rear gardens, plus its very own parking space, a real bonus for outdoor relaxation and entertaining.

The flat features one well-proportioned reception room, providing an inviting area for relaxation and socialising. With a spacious bedroom and single bathroom, it is designed for practicality, ensuring that daily routines are both efficient and comfortable.

Covering a total area of 43 square feet, the property is designed to maximise space and functionality. The layout is thoughtfully arranged, allowing for a seamless flow between rooms, making it an ideal setting for both entertaining and everyday living.

This property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The transport links are also commendable, providing quick access to the wider Middlesbrough area and beyond.

This property on California Road presents a wonderful opportunity for those looking to settle in a lively community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this property your own.

## Entrance Hall



Welcoming entrance hall with handy under-stairs storage cupboard

## Reception Room



Spacious living room (14' 4" x 10' 10") featuring an electric fire and a large uPVC window letting in plenty of natural light

## Kitchen



Bright, well-fitted kitchen with white units and stylish grey worktops

## Bedroom 1



Good-sized double bedroom (10' 4" x 10' 4") overlooking the rear garden, complete with central heating radiator

## Bathroom



Modern bathroom (7' 2" x 5' 5") with a white suite including a panelled bathtub with shower mixer tap, pedestal basin, and dual flush WC

## Outside Space

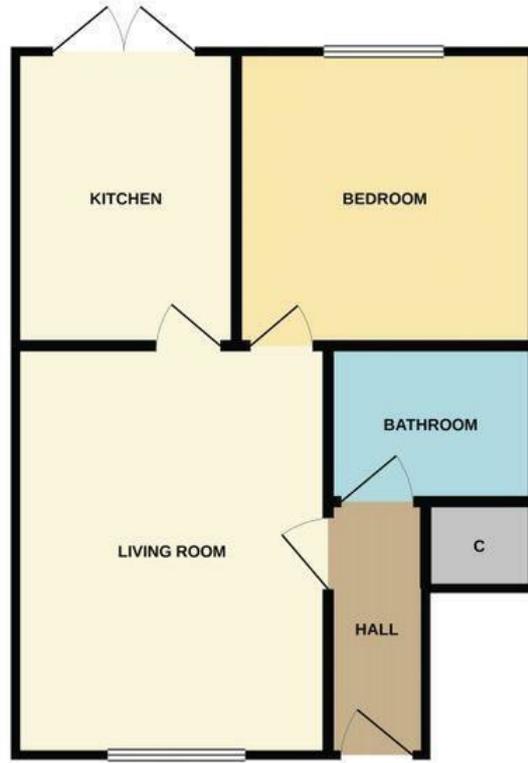
Off-street parking available to both the front and rear.

The front garden is mainly laid to lawn, complemented by mature shrubs and a path leading to the front door.

The private rear garden is fully fence-enclosed and perfect for unwinding, with a patio area, and gated access at both the front and rear.

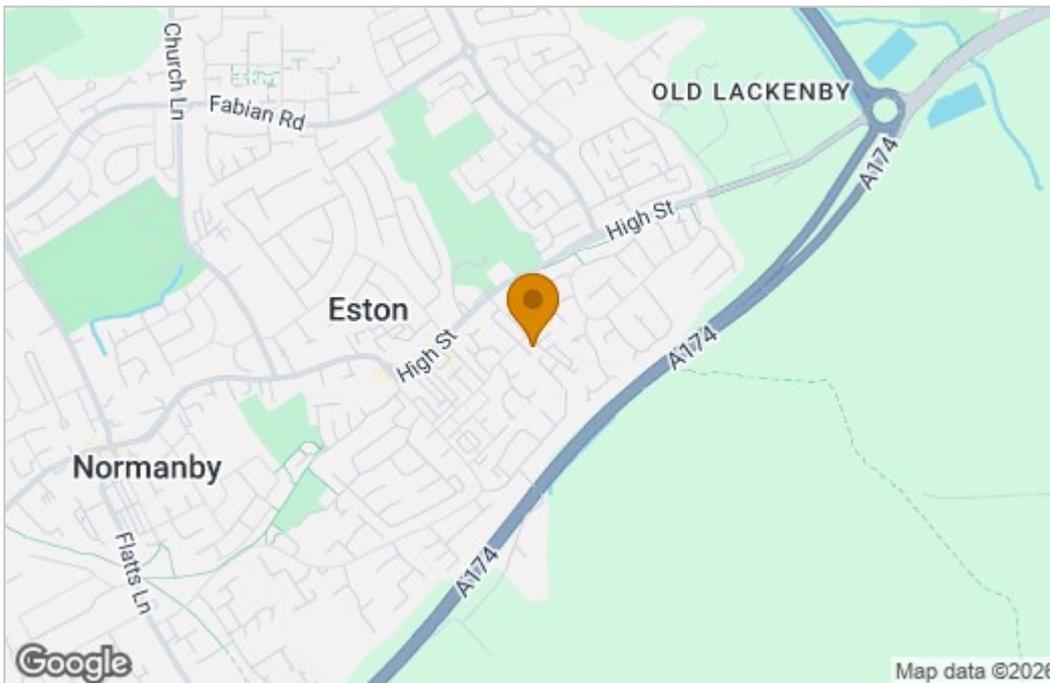
## Floor Plan

GROUND FLOOR

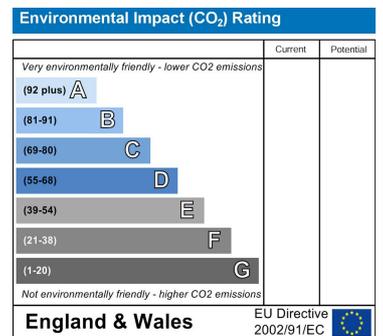
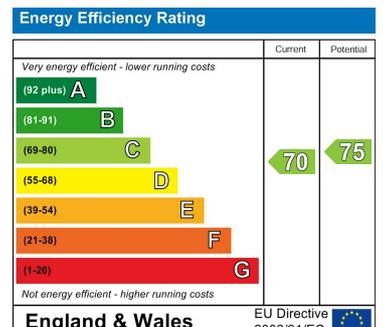


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Miroplan ©2023

## Area Map



## Energy Efficiency Graph



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