PH ESTATE AGENTS



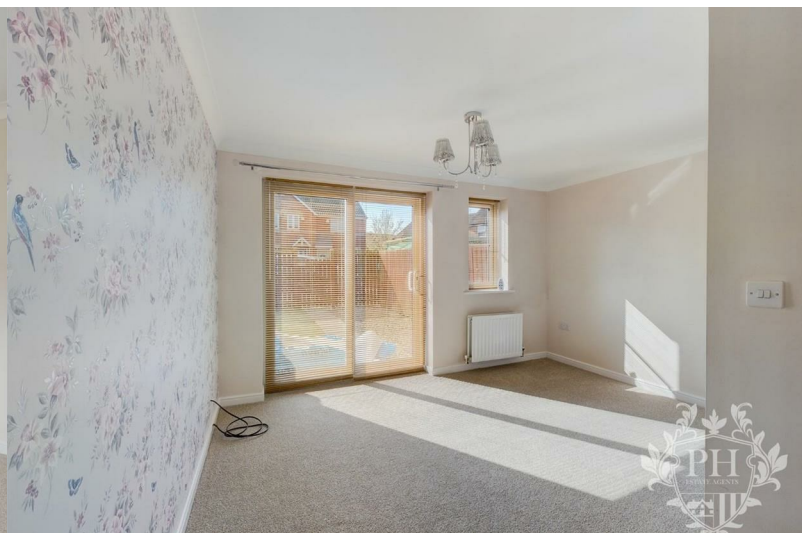
20 St. Andrews Road West

, Middlesbrough, TS6 7JB

Offers In The Region Of £75,000

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HALLWAY

15'1" x 6'2" (4.60m x 1.88m)

The property is accessed via the front garden through an attractive mint green composite entrance door, which opens into a bright and welcoming hallway. The hallway provides access to the reception room, kitchen, ground-floor W.C. and staircase leading to the first floor, offering a practical and convenient layout. The area further benefits from a radiator, painted walls and carpeted flooring, creating a comfortable and neutral entrance space that sets the tone for the rest of the property.

RECEPTION ROOM

8'5" x 12'5" (2.57m x 3.78m)

The L-shaped reception room is situated to the rear of the property, offering a spacious and versatile living area with ample room to accommodate a two-piece suite alongside additional storage units. The room benefits from a sliding patio door, providing direct access to the outdoor space and allowing plenty of natural light to enter, together with a UPVC double-glazed window to further enhance the brightness of the room. A radiator provides heating, ensuring a comfortable environment throughout the year. The L-shaped layout offers flexibility in arranging furniture, creating distinct areas for relaxation and everyday living.

KITCHEN

11'6" x 6'0" (3.51m x 1.83m)

The kitchen is situated to the front aspect of the property and is fitted with an attractive range of wood-effect wall, base and drawer units, complemented by chrome handles and marble-effect worktops, providing ample storage and practical preparation space. The kitchen is equipped with a built-in electric oven and gas hob above, along with additional space for freestanding appliances to accommodate everyday household needs. Further benefits include a UPVC double-glazed window, allowing natural light to brighten the room, a radiator providing heating and partially tiled walls, offering a practical and easy-to-maintain finish. Overall, the kitchen provides a functional space with scope to suit a variety of cooking and storage requirements.

GROUND FLOOR W.C

4'11" x 2'9" (1.50m x 0.84m)

Conveniently accessed from the entrance hallway, the ground-floor W.C. comprises a practical two-piece suite, consisting of a hand basin and a low-level W.C. The room also benefits from a radiator, providing heating and added comfort. This useful addition enhances the practicality of the property, offering convenient facilities for both residents and visiting guests.

LANDING

6'2" x 6'4" (1.88m x 1.93m)

The first-floor landing provides access to both bedrooms, the family bathroom and the loft, offering a practical layout to the upper floor of the property. The landing benefits from carpeted flooring, creating a comfortable finish and complementing the interior of the home. The loft also provides useful additional storage space for household belongings.

BEDROOM ONE

11'5" x 12'7" (3.48m x 3.84m)

The first bedroom is situated to the front aspect of the property and offers a comfortable and well-proportioned space, with ample room to accommodate a double bed alongside larger storage units. The room benefits from a UPVC double-glazed window, allowing natural light to brighten the interior, and a radiator providing heating. Additionally, the bedroom features a useful built-in overstairs storage cupboard, offering valuable space for

storing household essentials and helping to maximise the room's practicality. Overall, this bedroom provides a functional and inviting space suitable for a variety of furniture arrangements.

BEDROOM TWO

12'1" x 6'5" (3.68m x 1.96m)

The second bedroom is situated to the rear aspect of the property and offers a practical and comfortable space, with room to accommodate a small double bed alongside limited additional storage furniture. The room benefits from a UPVC double-glazed window, allowing natural light to enter and creating a pleasant atmosphere, together with a radiator providing heating. Carpeted flooring adds a soft and comfortable finish underfoot. This versatile room would be suitable for use as a second bedroom, guest room or home office, depending on individual requirements.

FAMILY BATHROOM

5'6" x 5'8" (1.68m x 1.73m)

The family bathroom comprises a practical three-piece suite, consisting of a panelled bath fitted with a shower attachment and glass shower screen, a hand basin and a low-level W.C. The room benefits from a frosted UPVC double-glazed window, allowing natural light to enter while maintaining privacy, along with a radiator for added comfort. The partially tiled walls provide a practical and easy-to-maintain finish, complementing the bathroom's functional layout. Overall, the room offers a convenient space for everyday bathing and personal care.

EXTERNAL

Externally, the property benefits from both front and rear gardens, providing valuable outdoor space, with parking available to the rear and additional on-street parking to the front. The property is conveniently situated within a short walking distance of local amenities and schools, making it well positioned for everyday needs.

The property is being offered strictly as an investment opportunity and will only be sold with the existing tenant in situ, currently paying £600 per calendar month (£7,200 per annum). This presents a potential opportunity for investors seeking a property with an established tenancy and rental income from the outset.









Road Map



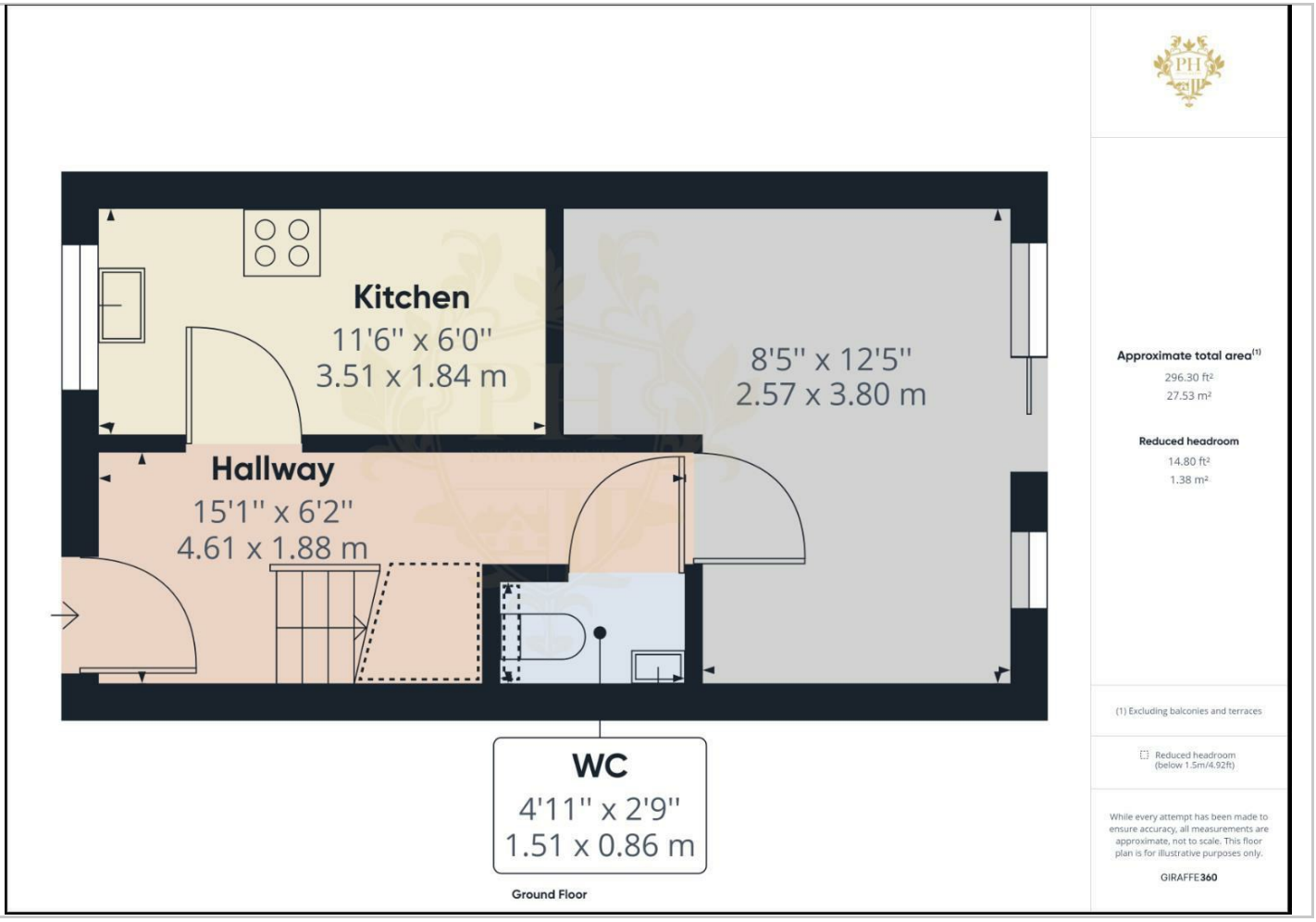
Hybrid Map



Terrain Map



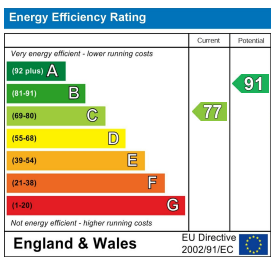
Floor Plan



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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