PH ESTATE AGENTS



13 Rydal Avenue

Grangetown, Middlesbrough, TS6 7QF

£80,000

2 1 1





13 Rydal Avenue

Grangetown, Middlesbrough, TS6 7QF

£80,000







HALLWAY

3'4" x 9'2" (1.02m x 2.79m)

Accessed from the front garden via a UPVC entrance door, the property opens into a bright and welcoming hallway. The hallway provides access to the reception room, kitchen and staircase leading to the first floor. The space benefits from a window overlooking the side aspect, allowing natural light to fill the area, together with a radiator providing warmth and comfort.

RECEPTION ROOM

11'10" x 18'5" (3.61m x 5.61m)

The spacious reception room offers a generous and versatile living area, providing ample space for a two-piece suite, additional furniture and useful storage units. The room benefits from excellent natural light, with UPVC windows overlooking both the front and rear aspects of the property. Further features include a wall-mounted radiator, an attractive fire surround and an electric fire, creating a comfortable and welcoming focal point within the room. The generous proportions provide plenty of flexibility for a range of furniture arrangements and everyday living.

KITCHEN

7'7" x 8'10" (2.31m x 2.69m)

Positioned at the rear of the property, the kitchen features a generous selection of wooden wall, base and drawer units, complemented by green marble-effect worktops. It includes a built-in oven, gas hob and extractor fan, along with ample space for freestanding appliances. A UPVC window to the side allows natural light into the room, while a separate door provides access to a practical utility and storage area.

UTILITY/ STORAGE

6'2" x 12'3" (1.88m x 3.73m)

Accessed directly from the kitchen, the practical utility and storage room offers a generous range of additional wall, base and drawer units, providing plenty of useful storage space. A side door offers convenient external access, while a further door and window overlook and open onto the rear garden, allowing natural light into the room.

LANDING

6'11" x 3'5" (2.11m x 1.04m)

The landing is filled with natural light from a UPVC window to the side aspect and provides access to the property's two bedrooms, family bathroom and loft.

BEDROOM ONE

13'3" x 8'8" (4.04m x 2.64m)

Situated at the front of the property, the spacious first bedroom comfortably accommodates a double bed and additional storage furniture. The room also benefits from a built-in wardrobe, a separate storage cupboard, two UPVC windows that provide plenty of natural light, and a radiator.

BEDROOM TWO

9'2" x 9'3" (2.79m x 2.82m)

Located at the rear of the property, the second bedroom comfortably accommodates a double bed and benefits from built-in wardrobes and an integrated desk, offering practical storage and workspace. A UPVC window provides natural light, while a radiator completes the room.

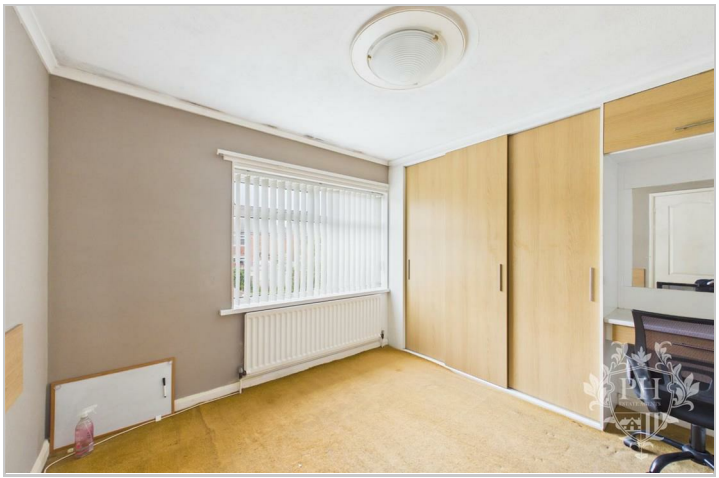
FAMILY BATHROOM

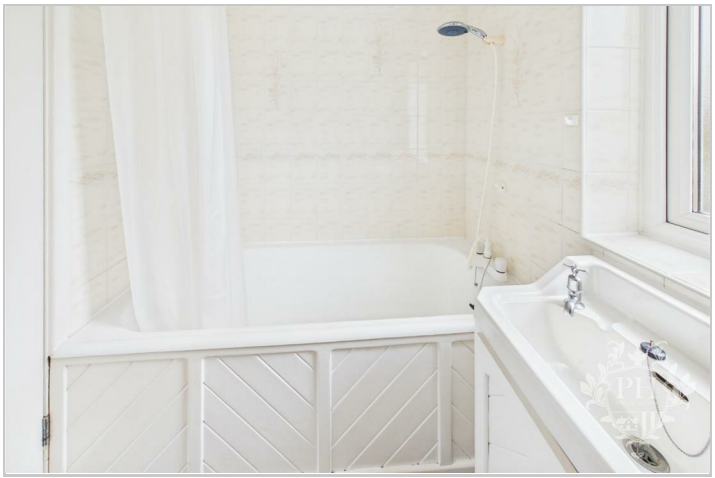
6'10" x 5'4" (2.08m x 1.63m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, a hand basin with built-in storage beneath, and a low-level WC. The room also features tiled walls, a frosted UPVC window for natural light and privacy, and a radiator.

EXTERNAL

The property benefits from gardens to both the front and rear, along with a shared driveway and a private garage. Ideally situated for everyday convenience, it is within walking distance of local amenities and schools, while the nearby A174 and A66 provide excellent road links to surrounding areas.





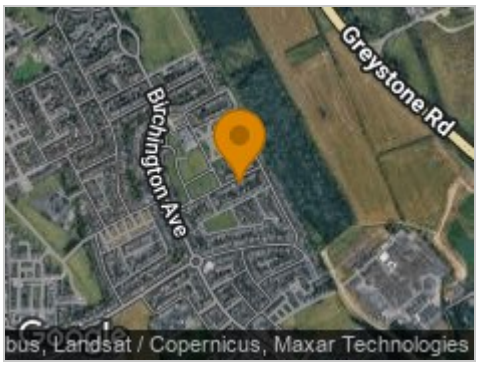




Road Map



Hybrid Map



Terrain Map



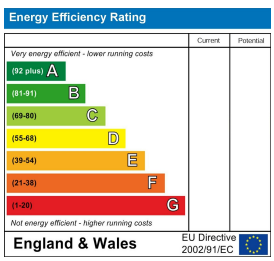
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PH Estate Agents Limited 144 High Street, Eston, Middlesbrough, TS6 9EN
Tel: 01642 462153 Email: info@phestateagents.co.uk https://www.phestateagents.co.uk/