



## 67 Langdale Crescent

, Middlesbrough, TS6 7RB

£625 PCM





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## Hall

5' 8" x 4' 5" (1.73m x 1.35m) PVC multi-locking external door into hall, central heated radiator, stairs to first floor and door to living room.

## Living Room

14' 1" x 12' 0" (4.29m x 3.65m) PVC double glazed window, fitted vertical blinds, central heated radiator, laminated timber flooring and timber glazed door to kitchen.

## Dining Room

7' 11" x 16' 10" (2.41m x 5.13m) An open plan dining kitchen with a range of fitted kitchen units, roll top work surfaces, free standing gas oven, inset sink and sink and drainer, space for various appliances, space for dining table and chairs, central heated radiator, under stairs storage cupboard, PVC double glazed window and multi-locking external door to the rear garden.

## Landing

Doors to three bedrooms and bathroom, loft access hatch with pull down ladder leading to the loft room.

## Bedroom 1

12' 10" x 8' 4" (3.91m x 2.54m) A double bedroom with PVC double glazed window,

fitted vertical blinds and central heated radiator.

## Bedroom 2

9' 4" x 13' 4" (2.84m x 4.06m) A second double bedroom with PVC double glazed window, fitted vertical blinds, central heated radiator, fitted sliding wardrobes and storage cupboard.

## Bedroom 3

8' 5" x 8' 1" (2.56m x 2.46m) With PVC double glazed window, fitted vertical blinds, central heated radiator and above stairs storage cupboard housing the Potterton combination boiler system.

## Bathroom

5' 8" x 7' 8" (1.73m x 2.34m) With panelled bath, shower and glass screen over, hand wash basin, WC, chrome ladder radiator, cladded ceiling with spotlights and two PVC double glazed windows.

## External

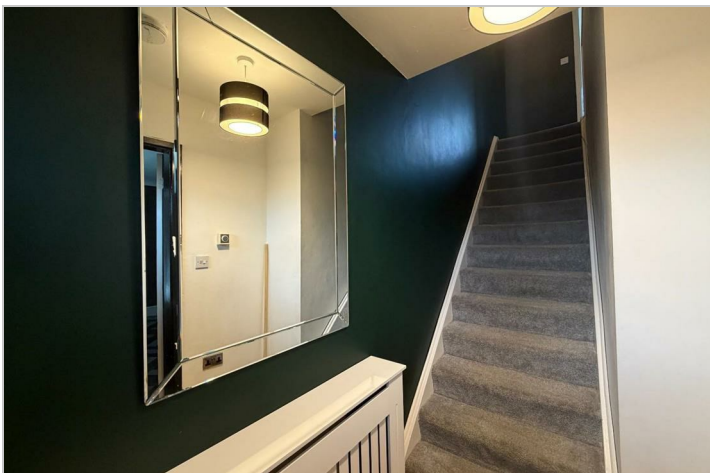
FRONT GARDEN & PARKING

Gated gravelled off road and on road parking, side access alleyway to rear garden.

Tel: 01642 462153

## REAR GARDEN

A pleasant South facing rear garden with laid lawn, patio, storage outhouse and side access gate to front garden.



Road Map



Hybrid Map



Terrain Map



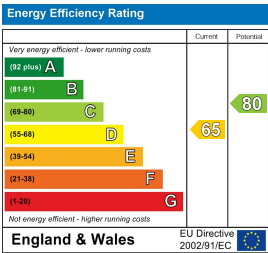
Floor Plan



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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