Open House
estate agents









Langridge Crescent, Middlesbrough, TS3 7LU

Auction Guide £70,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £79,000
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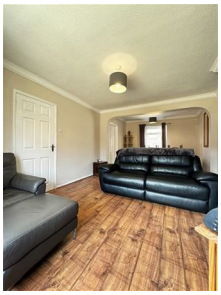
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Entrance Hall 8'11" x 4'3" (2.74 x 1.32)



A welcoming entrance hall with wood-effect flooring, staircase rising to the first floor with useful understairs storage cupboard, and a double-glazed window. Complete with coving and a ceiling light fitting.

Living / Dining Area 19'10" x 11'5" (6.06 x 3.48)







A generously proportioned open-plan lounge and dining area, offering versatile living space throughout. The lounge features an archway through to the dining area, with wood-effect flooring, coving, textured ceiling, and ceiling light fittings to both areas. A double-glazed window to the rear elevation allows good natural light into the dining space, with a central heating radiator also present.

Kitchen 10'9" x 8'4" (3.29 x 2.55)



A fitted kitchen comprising a range of cream wall and base units with contrasting wood-effect worktops, inset stainless steel sink and drainer with mixer tap, and space for a freestanding range cooker with gas hob. Finished with tiled splashbacks, tiled flooring, two double-glazed windows, and a ceiling light fitting.

Shower Room 7'5" x 5'11" (2.28 x 1.82)



A ground floor shower room comprising a walk-in shower enclosure with glazed screen, pedestal wash hand basin, and central heating radiator. Finished with metro-tiled splashbacks, dark tiled flooring, an obscure-glazed double-glazed window, and ceiling light fitting.

WC 4'6" x 2'5" (1.38 x 0.75)



A separate ground floor WC comprising a low-level toilet, obscure-glazed double-glazed window, tiled flooring, and ceiling light fitting.

Utility Room



A useful utility room with space and plumbing for a washing machine beneath a fitted worktop, double-glazed window, tiled flooring, and coving. A practical addition providing valuable extra space separate from the main kitchen.

Bedroom 1 (Front) 14'10" x 9'10" (4.54 x 3.00)



A well-proportioned master bedroom with a double-glazed window, fitted carpet, coving, central heating radiator, and ceiling light fitting. A comfortable double room with ample space for freestanding furniture.

Bedroom 2 (Rear) 11'2" x 9'9" (3.42 x 2.99)



A good-sized second bedroom with a double-glazed window to the rear elevation, fitted carpet, coving, central heating radiator, and ceiling light fitting. A versatile room suitable as a bedroom or home office.

Bathroom 6'4" x 5'6" (1.94 x 1.68)



A family bathroom comprising a panelled bath with shower attachment and curtain rail, pedestal wash hand basin, and low-level WC. Finished with tiled splashbacks with decorative mosaic border detail, black and white chequerboard tiled flooring, an obscure-glazed double-glazed window, and ceiling light fitting.

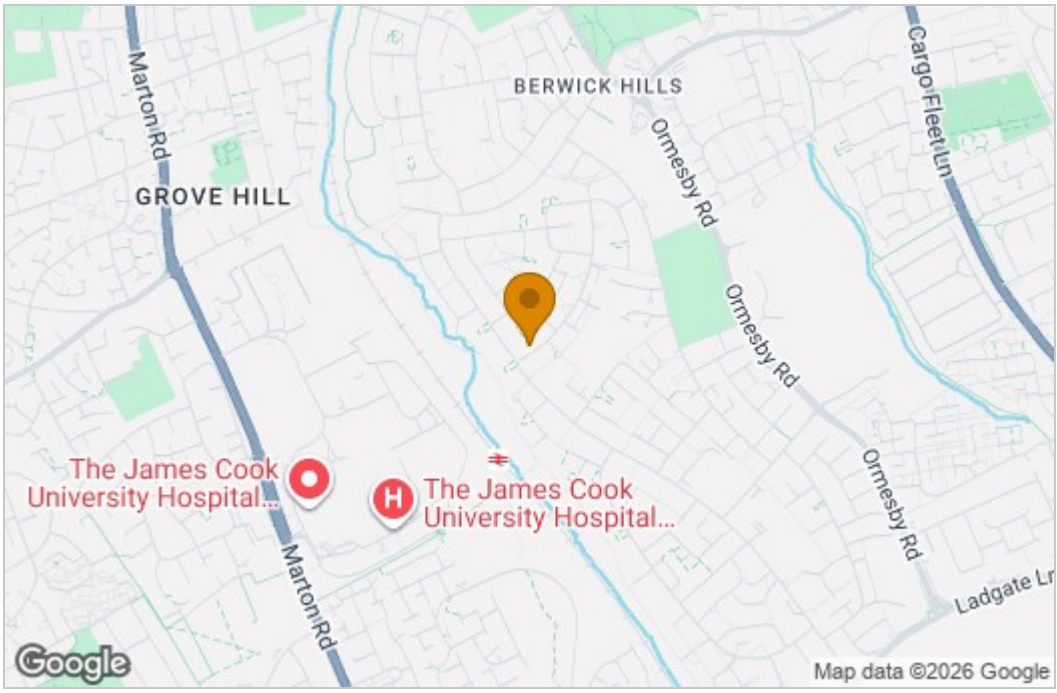
Garden



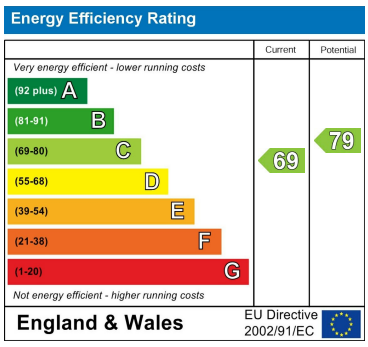


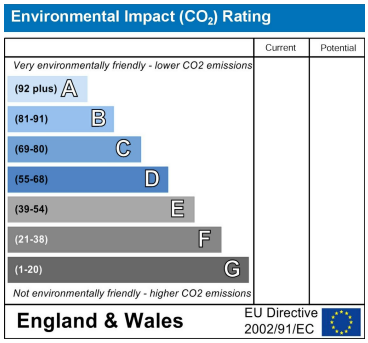
Floor Plan

Area Map



Energy Efficiency Graph





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