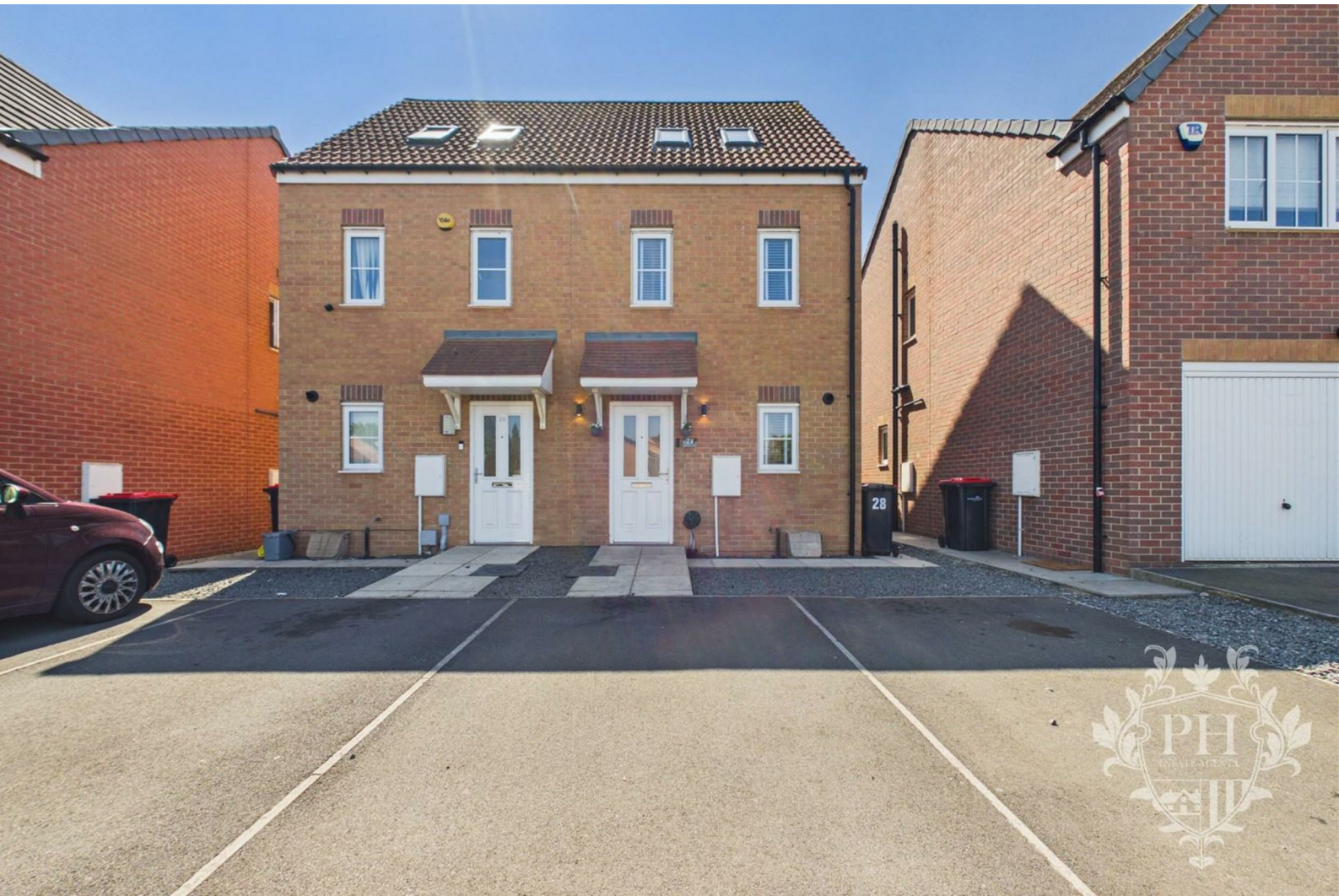




28 Buckthorn Grove

, Middlesbrough, TS8 9BF

Reduced To £160,000



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ENTRANCE

4'8" x 5'0" (1.42m x 1.52m)

The entrance hall, designed with a contemporary flair, serves as the perfect sanctuary for storing your outdoor attire. As you step inside, you are welcomed by a hefty oak door, solid in its construction, which leads you into the open-concept reception room and kitchen. The entrance area is further enhanced with a generously sized radiator, ensuring a warm welcome during the colder months. The modern aesthetic is completed with sleek and stylish tiles underfoot. Additionally, this space grants effortless access to the inviting staircase leading to the first floor.

OPEN PLAN RECEPTION/ KITCHEN

22'1" x 11'1" (6.73m x 3.38m)

Upon stepping through the robust, internal door constructed of solid oak from the hallway, you'll find yourself warmly greeted by a sleek, contemporary open-plan kitchen and reception room. The kitchen is a vision of modern elegance, boasting an array of high-gloss wall units, base cabinets, and drawers, designed to cater to all your storage requirements. Included are top-notch amenities such as a built-in oven and a spacious fridge freezer, with additional room made available for a washing machine.

To the left of this stylish space lies the inviting living area. This area is accentuated by an expansive media wall, serving as an ideal backdrop for cherished family gatherings. French doors adjoin this space, offering the opportunity to invite a refreshing breeze during the balmy summer months and extend the living area outdoors.

This communal space is further enhanced by a UPVC double glazed window situated at the front, allowing an abundance of natural light to flood the room. Conveniently, this room also provides direct access to a ground floor toilet, enhancing the practicality of the space.

GROUND FLOOR W/C

4'9" x 2'10" (1.45m x 0.86m)

The lavatory on the ground floor boasts a well-designed dual component ensemble, comprising of a strategically set low-level commode and an elegantly crafted hand basin. This space emanates a sense of contemporary sophistication, a result of its meticulously selected floor and wall tiles that create an appealing

surround. Added to this modern environment is a polished chrome handrail, lending not only a touch of sleek style but also instilling a comforting sense of warmth.

FIRST FLOOR LANDING

11'0" x 3'1" (3.35m x 0.94m)

Upon ascending to the first floor, one is greeted by a sprawling landing area. It's a vast expanse, decked out in a contemporary fashion with a plush carpet in a sleek shade of grey. The walls, freshly painted, are a crisp white, forming a striking contrast to the flooring. This grand space serves as a welcoming portal to two spacious bedrooms nestled on the same floor. Alongside these restful sanctuaries, it also provides passage to the commodious family bathroom. Additionally, it houses the staircase that spirals upwards, leading to the intriguing realms of the second floor.

BEDROOM ONE

7'8" x 12'0" (2.34m x 3.66m)

Bedroom one, a serene sanctuary, is tucked away at the back of the property, offering a sense of privacy and tranquility. It is outfitted with a high-quality UPVC double-glazed window that allows natural light to filter in while ensuring energy efficiency. A reliable radiator is also installed, providing a cozy warmth to the space. The room is spacious enough to comfortably accommodate a plush double bed and additional storage furniture without feeling crowded. The floor is adorned with a contemporary grey carpet, adding a touch of sophistication and comfort underfoot. The walls are painted in a neutral hue, enhancing the room's minimalist aesthetic and creating a peaceful, inviting atmosphere.

BEDROOM TWO

2'6" x 12'0" (0.76m x 3.66m)

The secondary bedroom exudes an aura of tranquility and serenity, making it an ideal space for a meticulously arranged nursery or a stylishly decked out dressing room. Its ample space effortlessly accommodates a cozy cot, allowing room for comfort and movement. This pleasantly inviting room boasts two petite, yet luminous, UPVC double-glazed windows that invite a gentle cascade of natural light, enhancing the room's welcoming ambience. The floor, adorned with a plush carpet in a soothing shade of grey, harmonizes beautifully with the walls that are painted in a refreshing white wash. This creates a serene backdrop that subtly elevates the room's aesthetic appeal.

Tel: 01642 462153

FAMILY BATHROOM

5'10" x 5'4" (1.78m x 1.63m)

Situated on the first floor, you'll find the elegantly crafted family bathroom, a harmonious blend of style and functionality. It boasts of modern floor and wall tiles that lend an air of sophistication and contemporary charm to the space. The bathroom features a UPVC double-glazed window, thoughtfully positioned on the side aspect, ensuring a generous influx of natural light while maintaining privacy.

This opulent bathroom is equipped with a three-piece suite, each element carefully selected to enhance your bathing experience. It includes a generously-sized bath adorned with an overhead shower, promising a refreshing, spa-like experience right at home. The hand basin unit, complete with ample storage space, merges utility with design. Concluding the suite is a low-level toilet, sleek and unobtrusive, complementing the bathroom's stylish aesthetics.

SECOND FLOOR LANDING

3'8" x 2'11" (1.12m x 0.89m)

The second floor landing gains access to the largest of the three bedrooms and built-in storage cupboard through solid oak internal doors

BEDROOM THREE

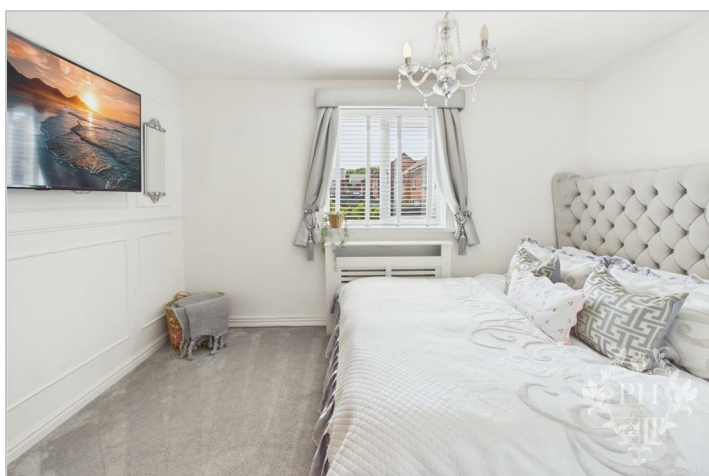
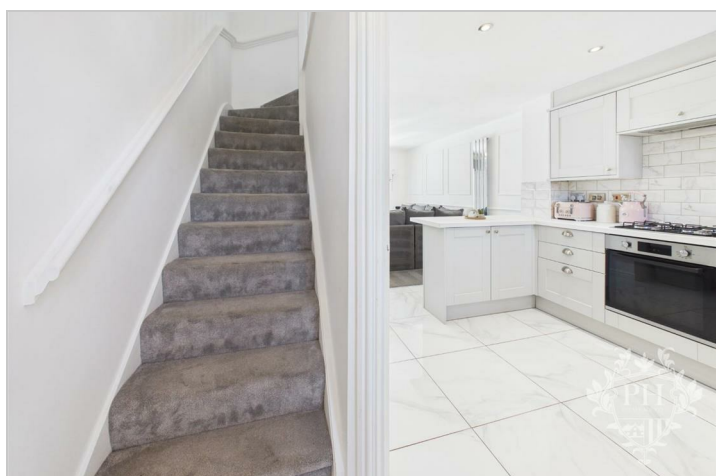
19'2" x 8'9" (5.84m x 2.67m)

Situated on the upper level, the third bedroom serves as a spacious sanctuary, ample enough to comfortably accommodate a regal king-size bed. The room is graced with an extensive array of storage units, providing plenty of room for personal belongings. A pair of uPVC double-glazed windows adorns the room, allowing for

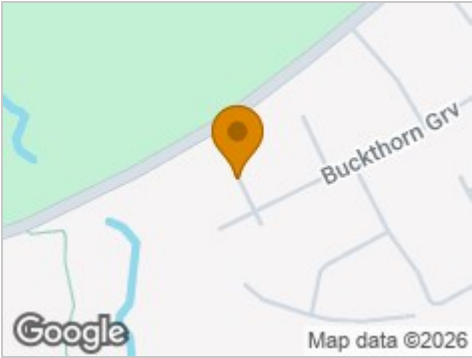
a flood of natural light while ensuring maximum thermal efficiency. The walls, painted in a pristine white, present a serene contrast to the deep grey carpet underfoot, creating a calming, neutral palette.

EXTERNAL

Nestled within this property, you'll find a duo of exclusive parking spaces situated conveniently at the front, ensuring ample room for your vehicles. As you venture to the expansive backyard, you're greeted by a lush, verdant garden that stretches out generously, offering a sanctuary of nature. Tucked within this green oasis, a charming patio area awaits, perfectly designed for entertaining and relaxation during those blissfully warm summer days.



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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