



# 175 Evesham Road

, Middlesbrough, TS3 0AS

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## ENTRANCE

5'5" x 3'7" (1.65m x 1.09m)

Entering through the small, low-maintenance front garden, you step into the entrance hall, which provides access to the reception room, the kitchen/diner, and the staircase leading to the first floor.

## RECEPTION ROOM

11'0" x 18'6" (3.35m x 5.64m)

The reception room is generously sized, easily accommodating both living and dining furniture while still feeling spacious and open. A uPVC double-glazed bay window to the front floods the room with natural light, while French doors at the rear provide direct access to the patio, creating a seamless indoor-outdoor flow. The room features high-gloss laminate flooring and freshly painted walls, complemented by a radiator that ensures year-round comfort.

## KITCHEN DINER

11'6" x 18'8" (3.51m x 5.69m)

The kitchen is fitted with a range of light wood-effect wall, base, and drawer units, complemented by contrasting dark worktops that create a modern and stylish finish. There is ample space for freestanding appliances, making the room practical and versatile. Two

uPVC double-glazed windows—one at each end—ensure plenty of natural light throughout the day, and a rear door provides direct access to the garden.

## LANDING

2'10" x 7'4" (0.86m x 2.24m)

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

11'1" x 11'11" (3.38m x 3.63m)

The first bedroom is positioned at the front of the property and offers ample space to comfortably accommodate a double bed along with larger storage units. The room feels fresh and inviting, featuring newly fitted carpet, a uPVC double-glazed window that brings in plenty of natural light, and a radiator for year-round comfort.

## BEDROOM TWO

8'3" x 11'6" (2.51m x 3.51m)

The second bedroom is also positioned at the front of the property and offers generous space to accommodate a double bed along with larger storage units. The room features a convenient built-in cupboard for additional storage, as well as a uPVC double-glazed window that allows natural light to brighten

the space. Newly fitted carpet and a radiator complete the room, ensuring comfort and a fresh, modern feel.

### BEDROOM THREE

8'3" x 11'6" (2.51m x 3.51m)

The third bedroom is situated at the rear of the property and offers a peaceful outlook. It comfortably accommodates a single bed along with a selection of smaller storage units. The room features a newly fitted carpet, a uPVC double-glazed window that brings in natural light, and a radiator to ensure warmth and comfort.

### FAMILY BATHROOM

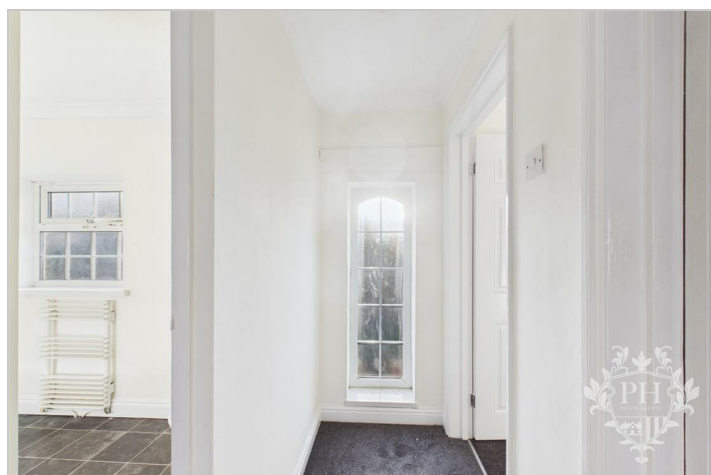
8'4" x 6'10" (2.54m x 2.08m)

The family bathroom features a modern three-piece suite consisting of a panelled bath with shower attachments, a hand basin, and a low-level WC. The space is enhanced by partially

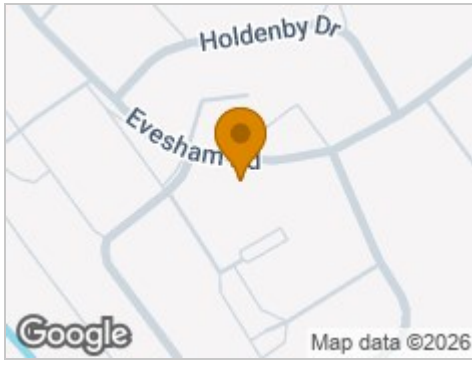
tiled walls that provide a clean and contemporary finish. A frosted uPVC double-glazed window offers natural light while maintaining privacy, and a radiator ensures the room remains warm and comfortable.

### EXTERNAL

The property features a small, low-maintenance front garden enclosed by a brick wall, with on-street parking available nearby. To the rear, you'll find a generously sized garden that includes a patio area, providing an ideal space for outdoor seating, entertaining, or family activities.



## Road Map



## Hybrid Map



## Terrain Map



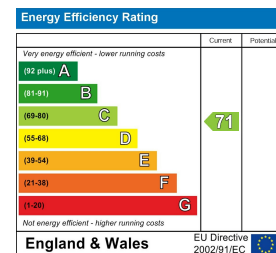
## Floor Plan



## 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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