



**Bilsdale Road, Middlesbrough TS4 2LQ**

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## **Bilsdale Road, Middlesbrough**

Located in the popular TS4 area of Middlesbrough, this well-presented home offers stylish and practical living space, ideal for families.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator, under stair storage cupboard, access to downstairs W/C.

### **Downstairs W/C**

Central heating boiler, UPVC double glazed window to side, wash hand basin and toilet.

### **Lounge**

14' 3" x 14' 7" ( 4.34m x 4.45m )  
UPVC double glazed bay window to front, radiator, gas fire with decorative fire surround, karndean flooring, TV point, telephone point.

### **Dining Room**

12' 6" x 13' 5" ( 3.81m x 4.09m )  
UPVC double glazed patio door leading to rear garden, UPVC double glazed window to rear, radiator.

### **Kitchen**

8' x 23' ( 2.44m x 7.01m )  
Range of base and wall units with complementary work surfaces, utility section to rear, UPVC double glazed window to rear, recess for under counter appliances, integral electric oven, four ring gas hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed door leading to rear garden.

### **Landing**

Access to bedrooms and bathroom.

### **Bedroom 1**

12' 8" x 14' 10" ( 3.86m x 4.52m )  
UPVC double glazed bay window to front, radiator, fitted wardrobes.

### **Bedroom 2**

11' 5" x 12' 8" ( 3.48m x 3.86m )  
UPVC double glazed window to rear, radiator, fitted wardrobes with sliding doors.

### **Bedroom 3**

7' 8" x 8' 1" ( 2.34m x 2.46m )  
UPVC double glazed window to front, radiator.

### **Bathroom**

Bath, wall mounted shower with rainfall style shower head, storage cupboard, heated chrome towel rail, wash hand basin with mixer tap and under storage, UPVC double glazed window to side.

### **Externally Rear Garden**

Concrete imprinted patio seating area, artificial turfed garden, access to garage.

### **Front Garden**

Driveway leading to garage.





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## Bilsdale Road, Middlesbrough

- MODERN DOWNSTAIRS AREA
- MULTI CAR DRIVEWAY
- LOW MAINTENANCE GARDEN
- MODERN BATHROOM
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£170,000**



Total floor area 111.3 m<sup>2</sup> (1,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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manners & harrison



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)