



**Harrogate Crescent, Middlesbrough TS5 6PS**

**welcome to**

## **Harrogate Crescent, Middlesbrough**

Beautifully presented throughout, this charming three-bedroom semi-detached home offers an ideal opportunity for first-time buyers or growing families alike.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, decorative panelled walls, staircase to first floor, under stair storage.

### **Lounge**

12' 3" x 12' 10" into alcove ( 3.73m x 3.91m into alcove )  
UPVC double glazed window to front, radiator, fitted storage into alcoves.

### **Kitchen**

18' 9" x 9' 9" ( 5.71m x 2.97m )  
Range of base and wall units with complementary work surfaces, UPVC double glazed patio doors leading to rear garden, 1 1/2 bowl sink with draining board and mixer tap, integral electric oven, four ring gas job, recess for fridge/freezer and other under counter appliances.

### **Landing**

Void loft access, storage cupboard.

### **Bedroom 1**

12' 6" incl wardrobes x 11' 11" incl door recess ( 3.81m incl wardrobes x 3.63m incl door recess )  
UPVC double glazed window to front, radiator, fitted wardrobes with mirror sliding doors.

### **Bedroom 2**

10' 6" max x 11' 10" ( 3.20m max x 3.61m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

8' 9" x 7' 11" incl bulk head ( 2.67m x 2.41m incl bulk head )  
UPVC double glazed window to front, radiator.

### **Bathroom**

Tiled floor, bath, UPVC double glazed window to rear, wash hand basin with mixer tap and under storage, toilet, heated chrome towel rail, wall mounted shower, tiled walls, spotlights to ceiling.

### **Externally Front Garden**

Concrete imprinted driveway, well maintained garden.

### **Rear Garden**

Patio section, turfed garden, enclosed by timber fencing, access to storage sheds.





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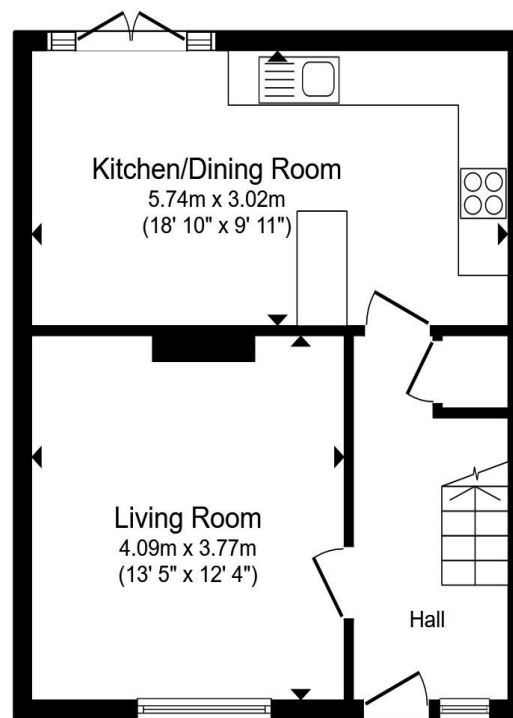
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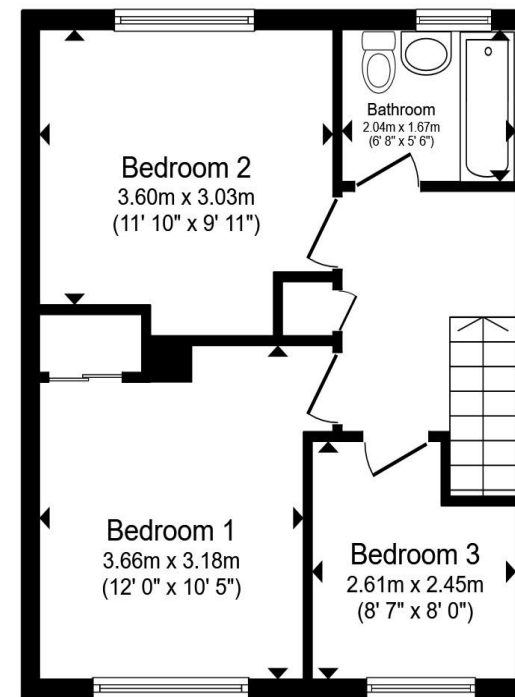
- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR FAMILIES
- MODERN BATHROOM
- SPACIOUS REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£160,000**



**Ground Floor**



**First Floor**

Total floor area 81.7 m<sup>2</sup> (880 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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Property Ref:  
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