



**Salis Close, Middlesbrough TS5 8FB**

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## **Salis Close, Middlesbrough**

Nestled on a superb plot within a recently developed and sought-after estate, this four-bedroom detached family home offers a perfect blend of modern living and comfortable family space. For sale with no onward chain.

### **Entrance Hall**

UPVC double glazed door into hallway, staircase to first floor, UPVC double glazed window to front, radiator, understairs storage, access to downstairs W/C.

### **Downstairs W/C**

Toilet, wash hand basin with mixer tap, radiator, part tiled wall, extractor unit.

### **Lounge**

18' 7" into bay x 13' 3" ( 5.66m into bay x 4.04m )  
UPVC double glazed window to front, radiator,  
UPVC double glazed bay window to front, gas fire to front.

### **Dining Room**

11' 10" x 10' 11" ( 3.61m x 3.33m )  
UPVC double glazed patio doors leading to rear garden, radiator, coving to ceiling.

### **Kitchen/Diner**

21' 10" x 10' ( 6.65m x 3.05m )  
Range of basin wall units with complementary work surfaces, integral dual electric oven, integral microwave, integral fridge/freezer, five ring gas hob, UPVC double glazed window to rear, extractor unit, 1 1/2 bowl sink with draining board and mixer tap, integral dishwasher, internal access into garage, UPVC double glazed patio doors leading to rear garden.

### **Landing**

Velux skylight window, storage cupboards.

### **Bedroom 1**

20' 8" x 10' 9" ( 6.30m x 3.28m )  
UPVC double glazed window to front, radiator, access to en suite.

### **En Suite**

Double shower cubicle, wall mounted shower, toilet, wash hand basin with mixer tap, heated towel rail, shaver point.

### **Bedroom 2**

13' 3" x 11' 5" ( 4.04m x 3.48m )  
UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom 3**

13' x 12' 5" incl door recess ( 3.96m x 3.78m incl door recess )  
UPVC double glazed window to rear, radiator.

### **Bedroom 4**

12' 6" incl door recess x 8' 11" ( 3.81m incl door recess x 2.72m )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

Shower cubicle with wall mounted shower, bath with mixer tap and hand held shower attachment, toilet, wash hand basin with mixer tap, UPVC double glazed window to side, heated towel rail.

### **Externally Front Garden**

Multiple car driveway, turfed garden, EV charging point, garage.

### **Rear Garden**

Patio seating area, spacious family garden, turfed section, private access to public footpath to the rear, pergola.





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## Salis Close, Middlesbrough

- NO CHAIN
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY & GARAGE

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

**£375,000**



**Ground Floor**



**First Floor**

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.focalagent.com

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