



## 28 Easson Street , Middlesbrough, TS4 2RH

£50,000



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## ENTRANCE

3'0" x 3'3" (0.91m x 0.99m)

Stepping in from the front garden, you're greeted by an entrance hall that leads directly into the reception room, while a staircase offers a smooth ascent to the first floor.

## RECEPTION ROOM

12'11" x 12'8" (3.94m x 3.86m)

The reception room is spacious enough to comfortably accommodate a two-piece suite, with ample room left over for extra storage units. Natural light pours in through a generous window, while a radiator ensures the space stays warm and inviting.

## KITCHEN

16'4" x 8'0" (4.98m x 2.44m)

The kitchen is ready for an update, but as it stands, it features an assortment of wall-mounted cupboards, base cabinets, and deep drawers that offer plenty of storage options. Natural light streams in through a well-placed window, brightening the space. There's ample room for free-standing appliances, and a door at the back of the kitchen leads directly to the rear entrance, making access to the outdoor area convenient.

## REAR PASSAGE

7'4" x 5'4" (2.24m x 1.63m)

Gains access to the rear garden and utility room

## UTILITY

4'0" x 3'9" (1.22m x 1.14m)

provides the space for extra appliances and household items

## LANDING

7'2" x 2'6" (2.18m x 0.76m)

gains access to the properties two spacious bedrooms and bathroom

## BEDROOM ONE

15'0" x 9'8" (4.57m x 2.95m)

The primary bedroom sits at the front of the house, offering ample space for a double bed as well as generous storage options. Natural light pours in through a large window, giving the room an inviting, airy feel.

## BEDROOM TWO

11'10" x 11'0" (3.61m x 3.35m)

The second bedroom sits quietly at the back of the home, offering a peaceful retreat away from the bustle of the main living areas. There's ample space for a comfortable double bed, along with larger wardrobes or storage units, and a window that invites gentle natural light into the room.

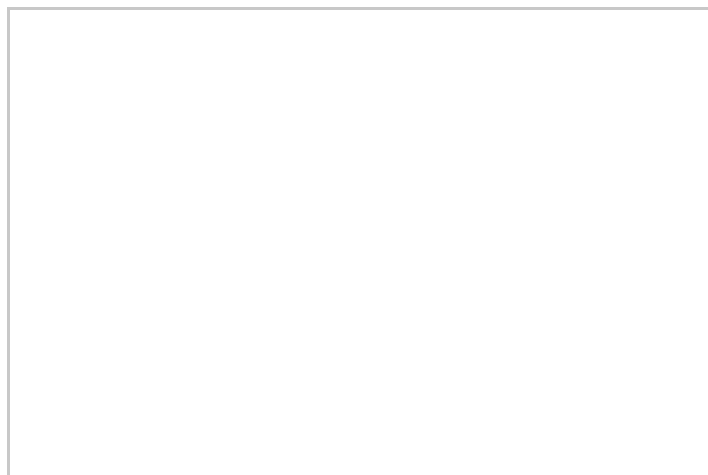
## FAMILY BATHROOM

6'1" x 7'11" (1.85m x 2.41m )

The bathroom is in need of renovation, but it features a classic three-piece suite: a paneled bathtub, a hand basin, and a toilet. Light filters softly through a frosted window, offering both privacy and a gentle glow to the space.

## EXTERNAL

This property features spacious front and rear gardens, providing plenty of room for outdoor relaxation or entertaining. Convenient on-street parking is available, and the home is ideally situated just a short walk from local shops, cafes, and the James Cook Hospital.



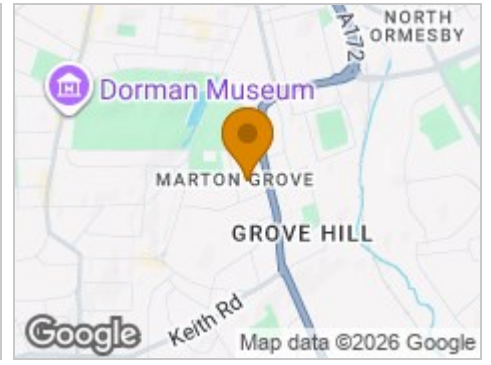
## Road Map



## 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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