



**Park Wynd, Middlesbrough TS4 3FB**

**welcome to**

## **Park Wynd, Middlesbrough**

Stunning 4-Bedroom Detached Former Show Home with Landscaped Gardens. This beautifully presented ex-show home offers stylish, versatile living spaces perfect for modern family life.

### **Entrance Hall**

Entered via UPVC double glazed composite door into hallway, tiled flooring, access to the utility, staircase to first floor, radiator.

### **Lounge**

23' 5" x 11' 9" ( 7.14m x 3.58m )

UPVC double glazed bay window to the front, radiator, TV point and telephone point, UPVC double glazed window to the rear.

### **Kitchen**

14' x 12' 5" ( 4.27m x 3.78m )

Range of base and wall units, complementary work surfaces, integral oven and integral microwave, 1 1/2 bowl sink with draining board, granite work surfaces, radiator, bi-folding doors to the rear, understairs storage.

### **Study**

9' 7" x 7' ( 2.92m x 2.13m )

UPVC double glazed window at the front, radiator.

### **Utility**

3' 10" x 6' 2" ( 1.17m x 1.88m )

Access to downstairs WC, base units with a sink and plumbing for washing machine.

### **Downstairs W/C**

W/C, wash hand basin with mixer tap, radiator, UPVC double glazed window to side, extractor fan and tiled wall.

### **Landing**

Void loft access, built in storage cupboards.

### **Bedroom 1**

22' 9" x 10' 3" incl fitted wardrobes ( 6.93m x 3.12m incl fitted wardrobes )

UPVC double glazed window at the front, radiator, TV point and telephone point, access to the ensuite.

### **ensuite**

W/C, wash hand basin with mixer tap, double shower cubicle with wall mounted shower head, shaver point, UPVC double glazed window to the side and heated chrome towel rail.

### **Bedroom 2**

10' 7" x 10' 2" ( 3.23m x 3.10m )

UPVC double glazed window to the rear, fitted wardrobes, radiator.

### **Bedroom 3**

11' 9" x 9' 1" ( 3.58m x 2.77m )

UPVC double glazed window to the front with radiator.

### **Bedroom 4**

9' 9" x 6' 2" ( 2.97m x 1.88m )

UPVC double glazed window to the front with radiator.

### **Bathroom**

W/C, wash hand basin with mixer tap, bath with rainfall style shower head, UPVC double glazed window to the side, heated chrome towel rail.





### **Externally**

#### **Front Garden**

Driveway to the front.

#### **Outbuilding**

29' 2" x 18' 8" ( 8.89m x 5.69m )

A converted garage recently used by the developers for an office and is still now serving as an office. This space is flooded by natural light and benefits from plenty of storage with a useful glass office which leads onto a small kitchen area.

#### **Rear Garden**

Composite decking with turfed gardens, fully landscaped with a range of shrubbery and plants, patio seating area, access to the office/summerhouse.



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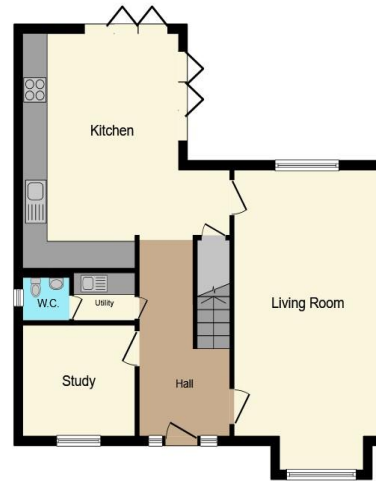
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## Park Wynd, Middlesbrough

- FORMER SHOW HOME
- UTILITY WITH ENSUITE
- HOME OFFICE/STUDY
- ENSUITE TO THE MASTER BEDROOM
- CONVERTED GARAGE

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

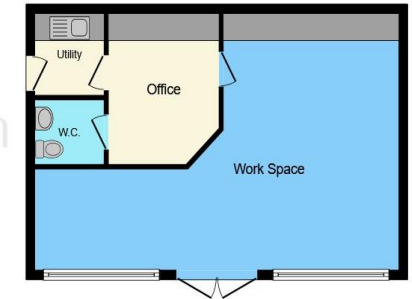
**£420,000**



**Ground Floor**



**First Floor**



**Outbuilding**

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