



PH ESTATE AGENTS



27 Kingsbridge Crescent , Middlesbrough, TS5 4GE

£185,000



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HALLWAY

3'4" x 9'2" (1.02m x 2.79m)

Step through the sleek black composite door, leaving behind the immaculate front garden and neatly paved driveway, and you're greeted by a bright, welcoming hallway. From here, you have direct access to the inviting reception room, a spacious kitchen and dining area, a convenient ground floor w/c, and a staircase leading to the first floor.

RECEPTION ROOM

11'3" x 14'7" (3.43m x 4.45m)

The reception room sits at the front of the house, welcoming sunlight through two large UPVC double-glazed windows—one framing the side view, the other looking out across the front garden. Generously sized, the room easily fits a full three-piece suite with space left over for extra storage units or display cabinets. A modern laminate floor stretches wall-to-wall, adding warmth and a contemporary touch, while an understair storage cupboard offers a discreet spot to tuck away coats, shoes, or anything else you want out of sight. The whole space feels open and inviting, perfect for relaxing or gathering with friends and family.

KITCHEN/ DINER

9'5" x 14'6" (2.87m x 4.42m)

On the right, you'll find the kitchen, where a sleek collection of cream high-gloss cabinets lines the walls, offering plenty of storage in both wall-mounted and base units, as well as deep drawers. Dark countertops stretch across the surfaces, providing a striking contrast and ample workspace for meal prep. The kitchen is equipped with a built-in electric oven and a gas hob, topped by a modern extractor fan, while there's still room for your own free-standing appliances. Light pours in through a large UPVC double-glazed window, brightening the entire space.

Adjacent to the kitchen, the dining area sits to the right side of the room. Here, there's plenty of space for a generously sized dining table, perfect for family meals or entertaining guests. This area also enjoys natural light from another UPVC

double-glazed window on the side wall. French doors open directly onto the patio, creating an easy flow between indoor and outdoor living and making alfresco dining just a step away.

GROUND FLOOR WC

2'9" x 5'4" (0.84m x 1.63m)

The ground floor w.c. features a stylish two-piece suite, including a sleek hand basin and a modern low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. The contemporary radiator keeps the room comfortable, and the modern flooring ties the look together, giving the area a fresh, updated feel.

LANDING

10'3" x 6'0" (3.12m x 1.83m)

The landing features a fresh grey tartan carpet that adds both warmth and character to the space, set off by crisp white walls. From here, you can reach all three bedrooms as well as the family bathroom.

BEDROOM ONE

11'2" x 8'1" (3.40m x 2.46m)

The first bedroom sits at the front of the house, catching plenty of natural light through its windows. There's ample room for a double bed, as well as larger storage pieces like dressers or chests. Sleek, built-in wardrobes line one wall, giving the space a modern touch and keeping it clutter-free. The walls are painted in soft pastel shades, creating a calm, inviting atmosphere. This bedroom also features direct access to its own En-Suite bathroom, adding a layer of privacy and convenience.

EN-SUITE

6'6" x 4'11" (1.98m x 1.50m)

The en-suite features a modern three-piece suite, complete with a spacious step-in shower cubicle fitted with a thermostat-controlled shower for precise temperature adjustment. A sleek hand basin and a contemporary low-level WC provide both functionality and style. Natural light filters in through a frosted

UPVC double-glazed window, ensuring privacy while brightening the space, and a radiator keeps the room comfortably warm.

BEDROOM TWO

9'6" x 8'2" (2.90m x 2.49m)

Tucked away at the back of the property, the second bedroom offers a cozy retreat with enough room for a double bed and a few larger storage pieces. Natural light filters in through the UPVC double glazed window, highlighting the clean lines of the laminate flooring, while a radiator ensures the space stays comfortable year-round.

BEDROOM THREE

7'5" x 6'1" (2.26m x 1.85m)

The third bedroom sits at the front of the house, catching the morning light through a wide UPVC double glazed window. While compact, the room is perfectly sized for a single bed and a few smaller storage pieces, making it an ideal space for a child, guest, or home office. A modern radiator keeps it cozy year-round, and the soft grey carpet underfoot adds a touch of warmth and comfort.

FAMILY BATHROOM

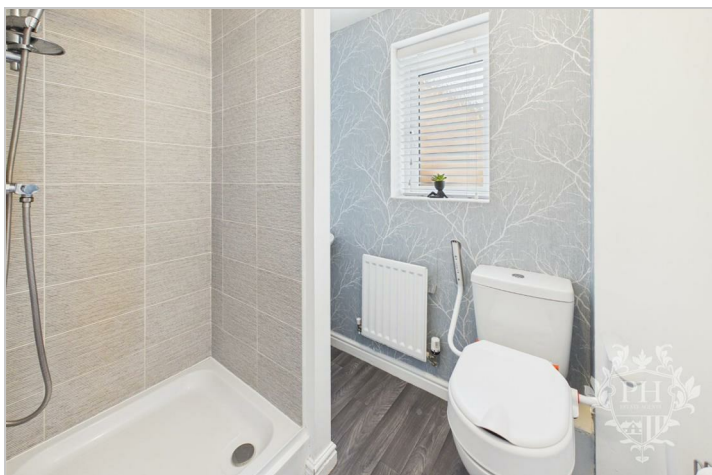
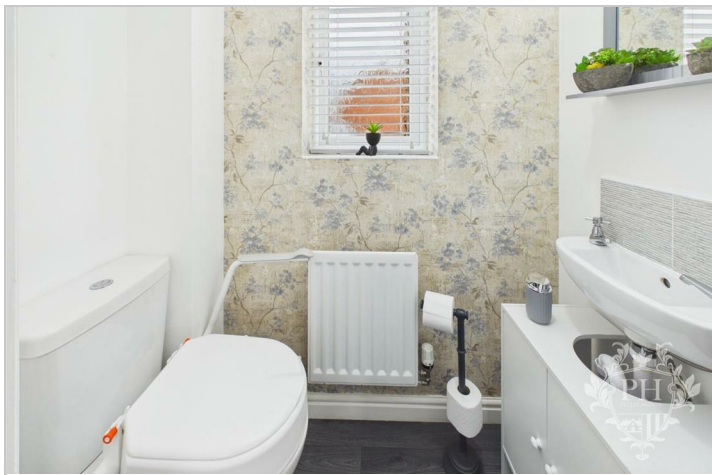
6'0" x 6'0" (1.83m x 1.83m)

The family bathroom features a sleek, contemporary three-piece suite, complete with a deep paneled bathtub perfect for relaxing soaks, a stylish hand basin, and a low level toilet designed for comfort and efficiency. Natural light filters through

a frosted UPVC double glazed window, ensuring privacy while brightening the space. A well-placed radiator keeps the room cozy, while modern flooring and tastefully partially tiled walls add a touch of elegance and make cleaning a breeze.

EXTERNAL

At the front of the property, you'll find an expansive lawn bordered by a generous driveway, leading up to a detached garage—perfect for vehicles or extra storage. Step out back and discover a modern, thoughtfully landscaped garden designed across two distinct levels. The lower tier features a welcoming patio, ideal for outdoor dining or relaxing evenings, while the upper level boasts a well-kept grassy area paired with a stylish decked section—just right for a second seating area or entertaining guests. Conveniently located, this home is only a short drive from both the A66 and A19, and within easy walking distance of local shops, amenities, and schools.



Road Map



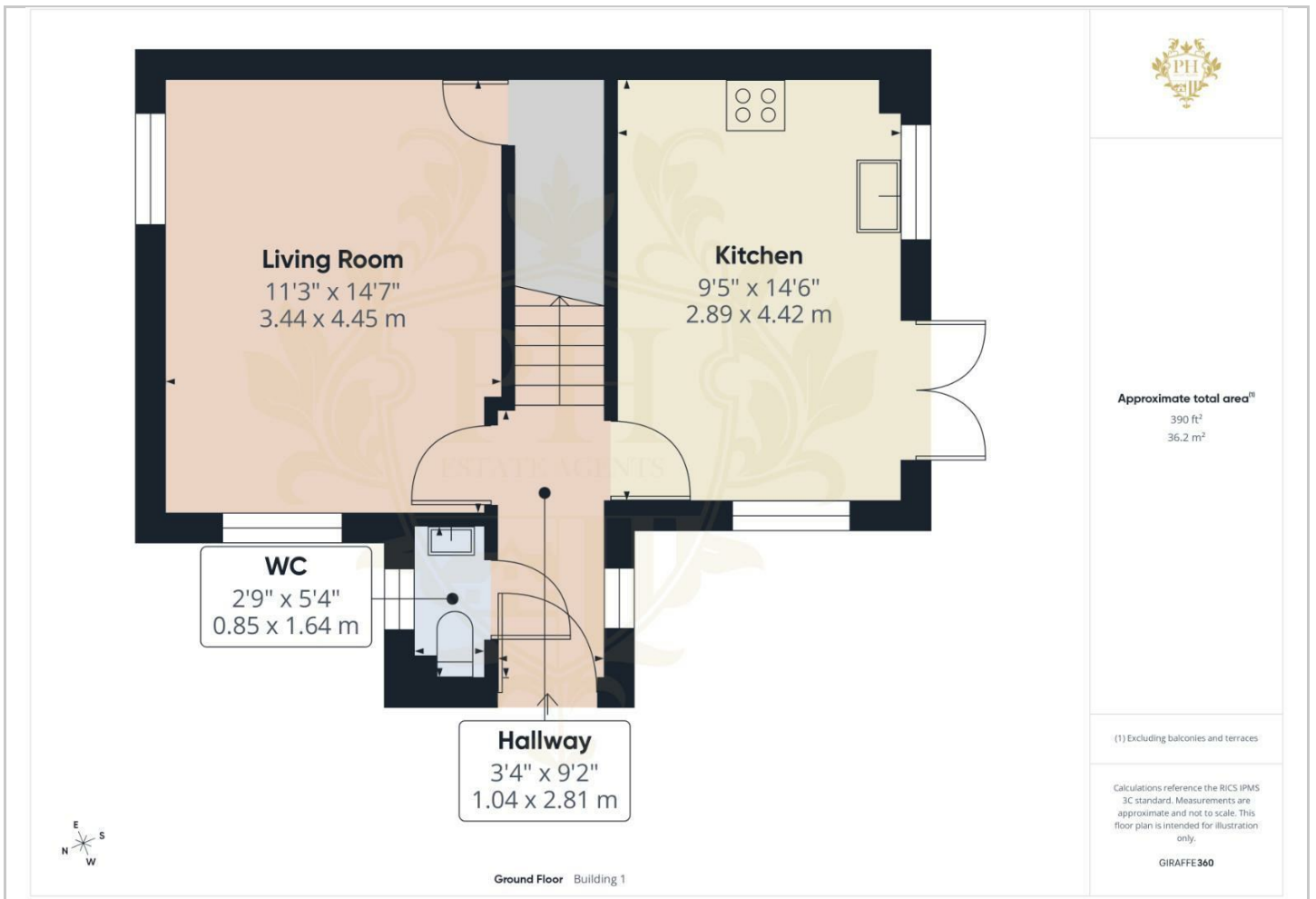
Hybrid Map



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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