



# 1 Wellspring Close

, Middlesbrough, TS5 8RG

Offers In The Region Of £165,000



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## ENTRANCE

7'0" x 4'5" (2.13m x 1.35m )

Step through the white UPVC double glazed front door, framed by a neatly kept garden, and you'll find yourself in a welcoming entrance hallway. Sunlight pours in, brightening the space and highlighting the crisp white walls and plush grey carpeting underfoot. From here, doors lead invitingly to both the reception room and the kitchen, setting the tone for the home beyond.

## RECEPTION ROOM

12'2" x 15'9" (3.71m x 4.80m)

The reception room welcomes you at the front of the property, bathed in natural light from a wide UPVC double glazed window that frames the view outside. There's ample space for a plush two-piece suite, perfect for relaxing or entertaining guests, and extra storage units are thoughtfully positioned to keep everything tidy. Soft grey carpeting adds warmth underfoot, while a striking feature wall draws the eye, anchored by an elegant fire surround that serves as the room's focal point. From here, a doorway leads you directly into the central hallway, making the space feel open and inviting.

## KITCHEN

7'0" x 10'6" (2.13m x 3.20m)

The kitchen features a stylish selection of grey wall-mounted cupboards, base cabinets, and spacious drawers, all topped with sleek, contemporary work surfaces. A built-in electric

oven sits neatly beneath a smooth ceramic hob, which is paired with a modern extractor fan overhead to keep the space fresh. There's ample room for free-standing appliances—think fridge, dishwasher, or washing machine—so you can customize the setup to suit your needs. Natural light pours in through a well-placed window, while a radiator ensures the kitchen stays warm and inviting year-round.

## CENTRAL HALLWAY

2'7" x 5'11" (0.79m x 1.80m )

The central hallway is lined with soft grey wallpaper and plush carpeting, creating a calm, inviting atmosphere. Crisp white doors stand out against the muted tones, leading the way to both bedrooms and the bathroom, each space just a step away from this welcoming corridor.

## BEDROOM ONE

8'11" x 13'2" (2.72m x 4.01m )

Tucked away at the back of the property, the first bedroom offers a peaceful retreat, perfectly sized to accommodate a double bed with room to spare for extra wardrobes or drawers. A large UPVC double glazed window invites in natural light while keeping the room quiet and cozy. The soft carpeting underfoot and a modern radiator ensure year-round comfort.

## BEDROOM TWO

10'7" x 9'3" (3.23m x 2.82m )

Tucked away at the back of the property, the

second bedroom offers enough space for a comfortable double bed along with a few storage units. At present, it's been transformed into a cozy cinema room, perfect for movie nights. French doors open out onto the patio, letting in plenty of natural light and creating an easy flow between indoor and outdoor spaces. The room is finished with soft carpeting underfoot and features a radiator to keep it warm and inviting year-round.

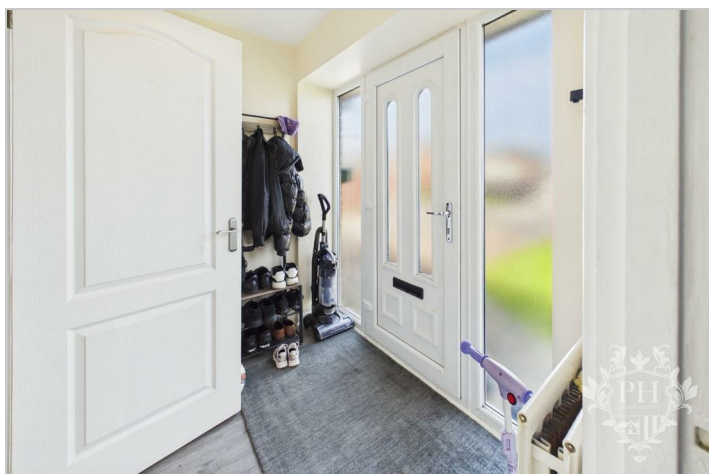
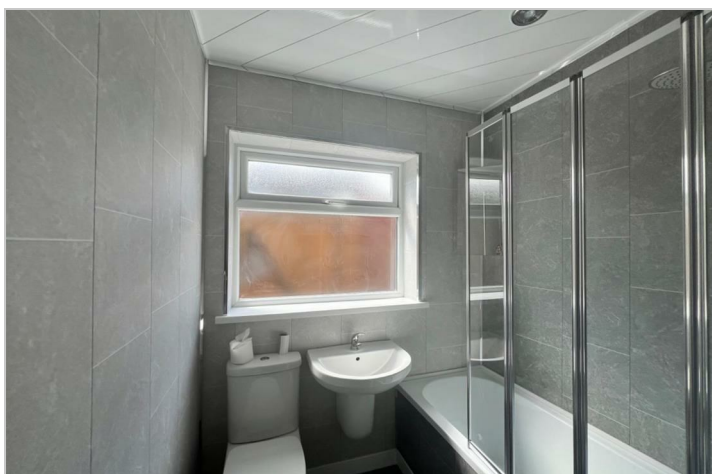
### FAMILY BATHROOM

7'2" x 6'1" (2.18m x 1.85m )

The family bathroom features a sleek three-piece suite, offering a deep paneled bathtub fitted with a modern shower and a clear glass screen that keeps water contained while letting in light. A contemporary hand basin sits beneath a frosted window, ensuring privacy without sacrificing natural daylight. The low-level w.c. is tucked neatly alongside. Modern wall cladding wraps around the room, giving it a crisp, clean-lined finish, while a radiator keeps the space comfortably warm.

### EXTERNAL

This home features a welcoming front garden with a private driveway, perfect for off-street parking. Step through to the back and you'll find a spacious rear garden, complete with a lush lawn and a generous patio—ideal for relaxing outdoors or entertaining friends. Nestled in a peaceful residential neighborhood, the property is only a brief drive from nearby shops, cafes, and schools, making daily errands and school runs easy and convenient.



## Road Map



## Hybrid Map



## Terrain Map



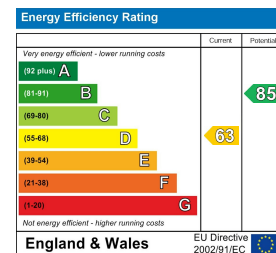
## Floor Plan



## 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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