

Macrae Road, TS25 3RE
2 Bed - House - Mid Terrace
Offers In The Region Of £89,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

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beautiful







Macrae Road, TS25 3RE

A much improved and spacious two bedroom terraced house with gas central heating and uPVC double glazing. Briefly comprising: entrance hall, dual aspect lounge and impressive refitted kitchen including integrated appliances. On the first floor are two double bedrooms and a refitted bathroom with separate WC. The good sized rear garden is fully enclosed and enjoys a high degree of privacy. In our opinion this property would make an ideal purchase for a young family/first time buyer.







GROUND FLOOR

HALLWAY
Composite door, radiator, staircase to first floor landing.

LOUNGE
15'3 x 10'6 (4.65m x 3.20m)
Dual aspect with uPVC double glazed windows to front and rear, single radiator.

DINING KITCHEN
15'1 x 14'7 (4.60m x 4.45m)
Fitted with a range of modern grey wall, base and drawer units with contrasting work surfaces, inset sink and drainer with mixer tap, halogen hob with illuminating extractor and fan assisted oven, other integrated appliances include fridge, freezer and washing machine; uPVC double glazed windows to front and rear, large understairs storage, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING
uPVC double glazed window to rear, radiator.

BEDROOM (rear)
15'10 x 10'8 (4.83m x 3.25m)
uPVC double glazed window, radiator, built-in storage.

BEDROOM (front)
14'5 x 9'4 (4.39m x 2.84m)
uPVC double glazed window, radiator.

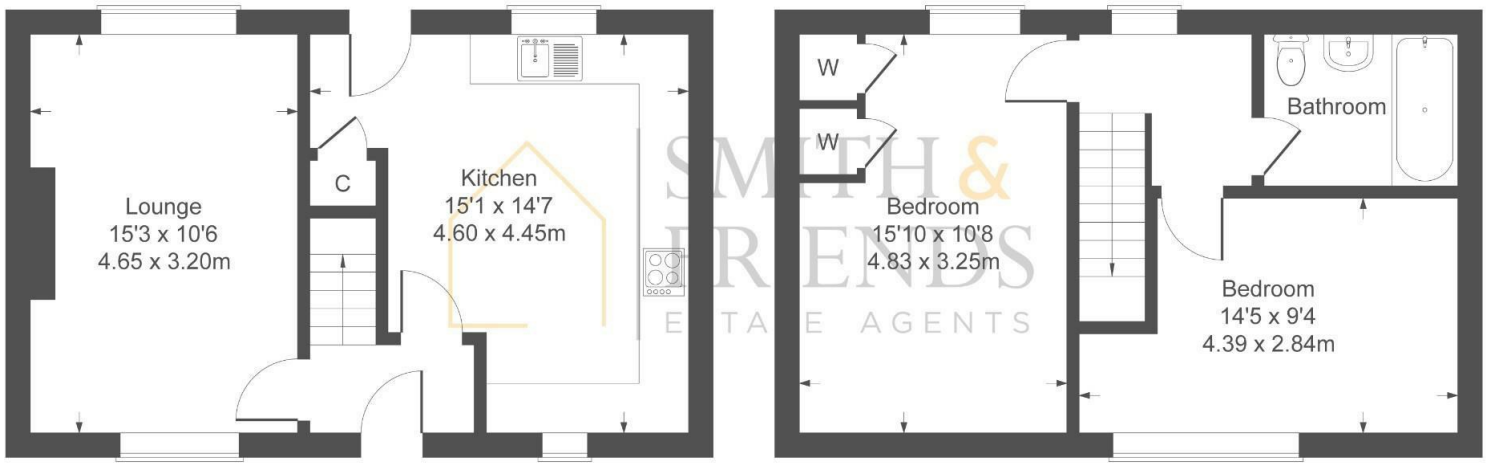
FAMILY BATHROOM/WC
Modern white and chrome suite with panelled bath and shower over, wash hand basin with vanity storage and low level WC; co-ordinated tiled splashback, uPVC double glazed window, radiator.

EXTERNALLY
The generous rear garden is fully enclosed and mainly laid to lawn. To the front of the property is an enclosed garden with gated access.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

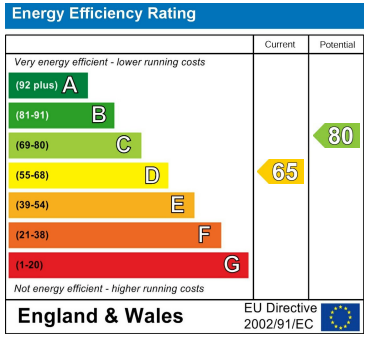
Macrae Rd

Approximate Gross Internal Area
796 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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