



**Cotherstone Drive, Middlesbrough TS5 8JJ**

**welcome to**

## **Cotherstone Drive, Middlesbrough**

This charming 3-bedroom semi-detached home offers fantastic potential for those looking to put their personal touch on a property. With its great layout and room for improvement, this home is ideal for families or investors looking to add value.

### **Entrance Hall**

Entered via UPVC double glazed door into hallway, UPVC double glazed windows with leaded inserts, radiator, staircase to first floor.

### **Lounge**

17' 2" x 10' 8" ( 5.23m x 3.25m )

UPVC double glazed sliding door leading to the rear garden, electric fire with decorative fire surround, TV point, telephone point, coved cornicing to ceiling.

### **Dining Room**

9' 9" x 9' 5" ( 2.97m x 2.87m )

Large UPVC double glazed window to front, radiator, coved cornicing to ceiling.

### **Kitchen**

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

Range of base and wall units, complementary work surfaces, UPVC double glazed door to rear, UPVC double glazed window to rear with leaded inserts, sink with draining board, boiler, recess for cooker, under counter washing machine, part tiled walls.

### **Landing**

UPVC double glazed window to front with leaded inserts.

### **Family Bathroom**

Wash hand basin, bath, UPVC double glazed window to side, radiator.

### **Separate W/C**

W/C, radiator, UPVC double glazed window to front.

### **Bedroom 1**

14' 1" incl door recess x 12' 8" ( 4.29m incl door recess x 3.86m )

UPVC double glazed window to rear, radiator, coved

cornicing to ceiling.

### **Bedroom 2**

13' 7" x 8' 6" ( 4.14m x 2.59m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

10' 3" x 6' 11" ( 3.12m x 2.11m )

UPVC double glazed window to front, radiator.

### **Externally Front Garden**

Well manicured front garden, driveway to the side of the property, driveway leading to the garage.

### **Rear Garden**

Mature rear garden, flowerbed edging, range of shrubs and trees, patio seating area.





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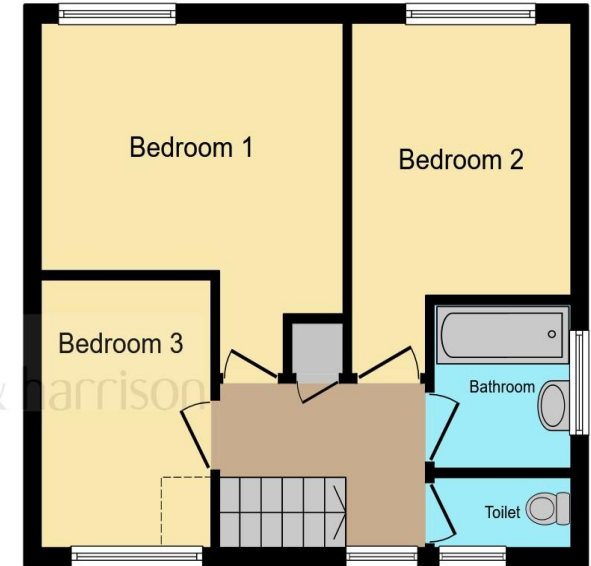
- SPACIOUS LOUNGE
- FITTED KITCHEN
- WELL PROPORTIONED BEDROOMS
- SEPARATE W/C
- DRIVEWAY & GARAGE

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

**£170,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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