



## 24 Edward Street

North Ormesby, Middlesbrough, TS3 6JJ

£55,000



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## HALLWAY

2'9" x 10'7" (0.84m x 3.23m)

Stepping in from the street, you find yourself in a sunlit hallway that invites you forward, offering a clear path to the welcoming reception and dining room, as well as a staircase leading to the first floor.

## RECEPTION/ DINING ROOM

9'3" x 12'8" - 9'7" x 11'9" (2.82m x 3.86m - 2.92m x 3.58m)

On the right, you'll find the reception area—a welcoming space large enough for a comfortable two-piece suite, with extra room for storage units. Sunlight filters in through a generous window, giving the room a bright, airy feel. To the left, the dining area opens up, easily accommodating a large dining table. This side of the room also features its own window and a radiator, ensuring both light and warmth, and provides direct access to the kitchen for added convenience.

## KITCHEN

6'9" x 20'3" (2.06m x 6.17m)

The kitchen sits at the back of the house, where sunlight streams through a window and fills the space with a warm, inviting glow. Along the walls, you'll find a mix of light-colored cabinets, drawers, and base units,

offering plenty of storage and keeping the room feeling open and airy. There's ample room for your favorite free-standing appliances, so you can truly make the space your own. A radiator promises comfort on colder days, and a door leads out, connecting the kitchen seamlessly to the rest of the home.

## LANDING

4'9" x 8'0" (1.45m x 2.44m)

The landing gains access to the properties two spacious bedrooms and family bathroom.

## BEDROOM ONE

11'3" x 10'9" (3.43m x 3.28m)

The first bedroom sits at the front of the house, catching natural light through a wide window that looks out over the property. There's ample space here for a double bed, along with room for larger wardrobes or dressers. A radiator is tucked beneath the window, making the room feel warm and inviting year-round.

## BEDROOM TWO

7'3" x 11'4" (2.21m x 3.45m)

The second bedroom sits at the heart of the first floor, offering enough room for a comfortable double bed as well as generous storage options like a spacious wardrobe or chest of drawers. Natural light pours in through

the window, while a radiator ensures the space remains cozy year-round.

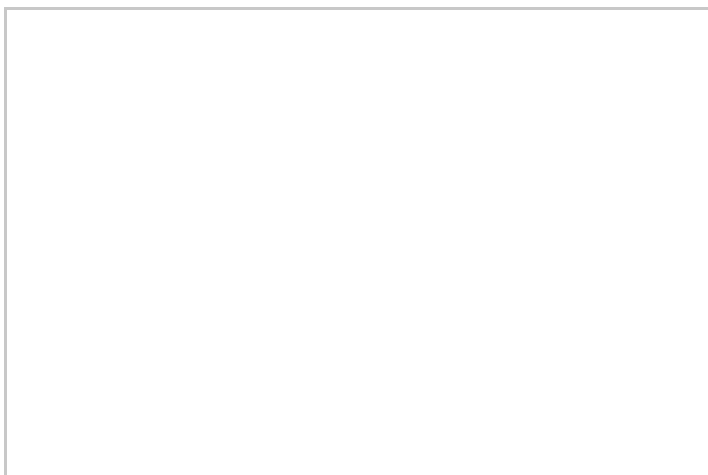
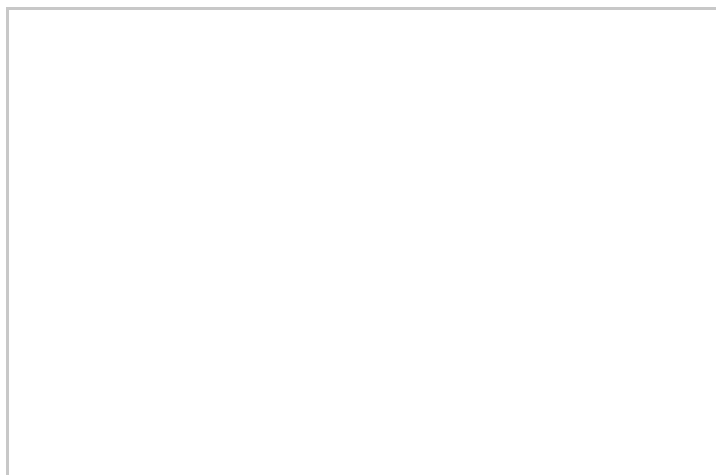
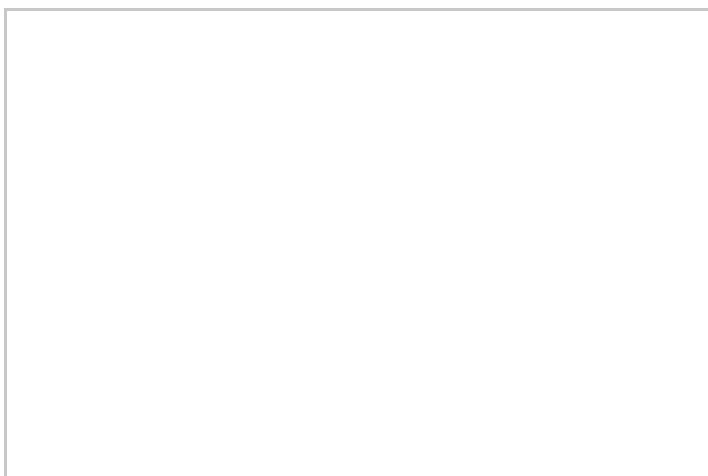
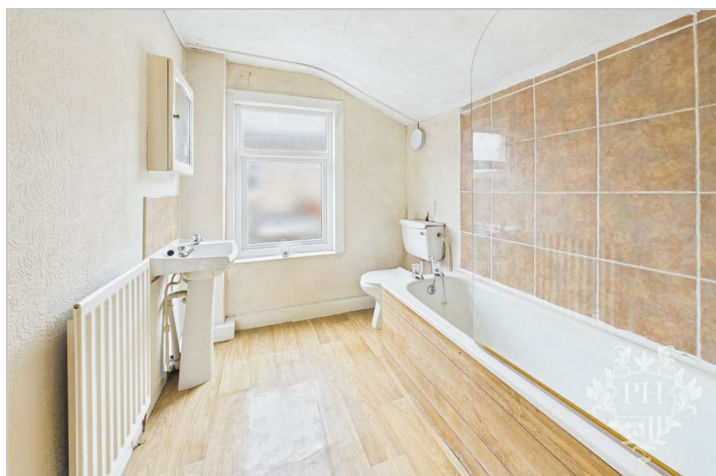
### FAMILY BATHROOM

6'9" x 10'6" (2.06m x 3.20m)

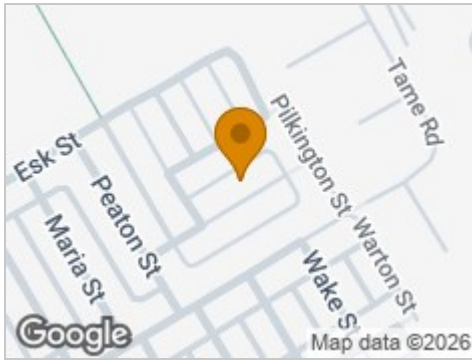
The family bathroom offers generous space, featuring a classic three-piece suite with a deep paneled bathtub perfect for unwinding, a hand basin, and a discreet low-level toilet. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the room, and a well-placed radiator keeps the entire space warm and comfortable.

### EXTERNAL

This property features convenient on-street parking at the front and a secure, private rear yard—perfect for relaxing or letting kids play safely. Located just a few minutes' walk from local shops, cafes, and schools, it puts everything you need right at your doorstep.



## Road Map



## Hybrid Map



## Terrain Map



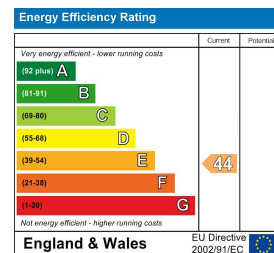
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.