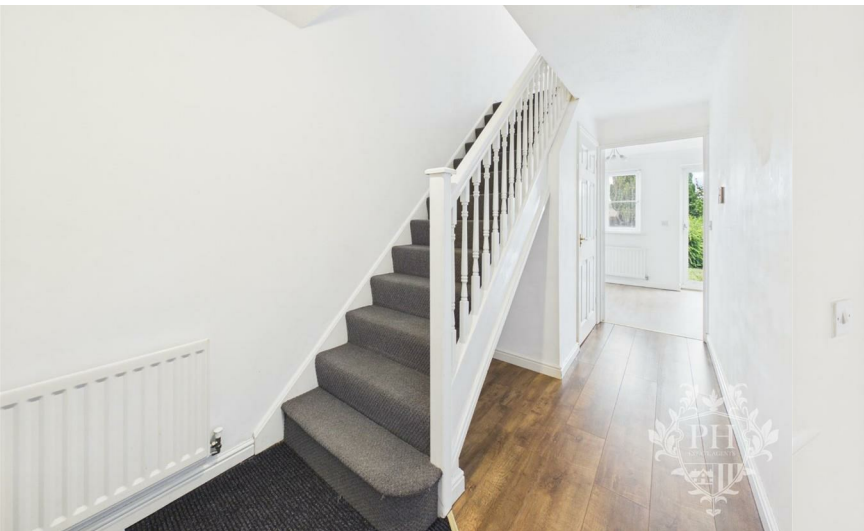




31 Brecon Gardens

, Middlesbrough, TS6 9RZ

Offers In The Region Of £105,000



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HALLWAY

6'2" x 15'0" (1.88m x 4.57m)

Entering through the front garden, you are welcomed into a bright and contemporary entrance hallway, creating a smart and inviting first impression. The hallway provides convenient access to the reception room, kitchen, ground floor WC, and first-floor accommodation, offering a practical and well-connected layout. Finished with modern laminate flooring and crisp white walls, the space has a clean and neutral feel, while a radiator provides warmth and comfort.

RECEPTION ROOM

12'6" x 8'5" (3.81m x 2.57m)

Positioned to the rear of the property, the reception room provides a bright and comfortable living space, offering ample room for a two-piece suite together with additional freestanding furniture and storage units. The room benefits from a UPVC double-glazed window, allowing plenty of natural light to enter, while patio doors provide a pleasant connection to the rear outdoor space. Modern laminate flooring complements the neutral décor, and a radiator ensures the room remains warm and comfortable throughout the year. This versatile reception room is ideally suited for both relaxing and entertaining.

KITCHEN

6'1" x 11'8" (1.85m x 3.56m)

Positioned to the front aspect of the property, the kitchen is a bright and practical space, fitted with an attractive range of cream wall, base, and drawer units complemented by stylish silver handles and contrasting wood-effect worktops. Integrated appliances include an electric oven with a gas hob positioned above, providing a functional and well-equipped cooking area. A UPVC double-glazed window allows plenty of natural

light to fill the room, while laminate flooring provides a modern and easy-to-maintain finish. A radiator completes the space, ensuring the kitchen remains comfortable and welcoming.

GROUND FLOOR W.C

2'10" x 4'11" (0.86m x 1.50m)

Conveniently accessed from the entrance hallway, the ground floor WC is fitted with a practical two-piece suite comprising a wash hand basin and low-level WC. The room is finished with modern laminate flooring, providing a contemporary and easy-to-maintain finish, while a radiator ensures additional warmth and comfort. This useful ground floor facility is ideally positioned for both residents and guests.

LANDING

6'4" x 6'3" (1.93m x 1.91m)

The spacious first-floor landing provides access to the property's two well-proportioned bedrooms and family bathroom. Finished with crisp white walls and contemporary grey carpeting, the landing offers a bright and modern feel while providing a practical transition between the first-floor accommodation. There is also sufficient space for a useful storage unit, adding further practicality to the home.

BEDROOM ONE

9'7" x 11'6" (2.92m x 3.51m)

Positioned to the front aspect of the property, the generously proportioned main bedroom offers ample space for a king-size bed alongside additional bedroom furniture and storage units. The room benefits from a built-in wardrobe, providing excellent storage, together with a useful over-stair storage shelf. A UPVC double-glazed window allows plenty of natural light to fill the room, while a radiator ensures warmth and comfort throughout

the year. Finished with contemporary grey carpeting, this spacious bedroom provides a comfortable and stylish retreat.

BEDROOM TWO

6'6" x 12'0" (1.98m x 3.66m)

Positioned to the rear aspect of the property, the second bedroom is a versatile and well-presented space, comfortably accommodating either a single bed or smaller double bed, together with additional bedroom furniture and selected storage units. A UPVC double-glazed window allows natural light to brighten the room, while a radiator ensures warmth and comfort throughout the year. Finished with carpeting, this flexible room would make an ideal guest bedroom, child's room, home office, or dressing room.

FAMILY BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

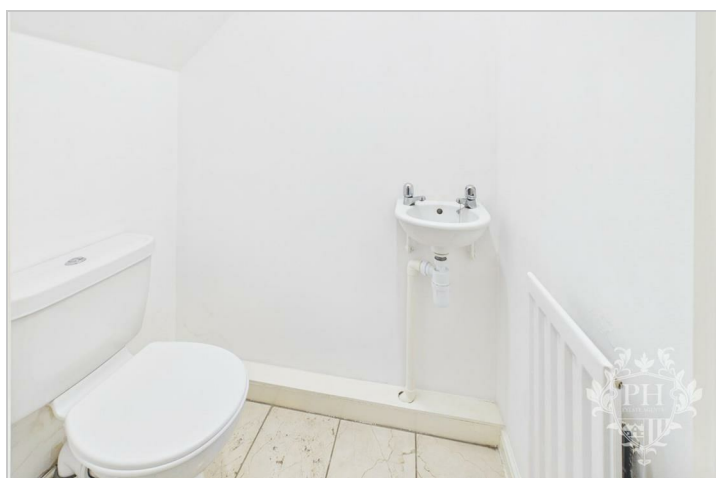
The family bathroom is fitted with a practical three-piece suite comprising a panelled bath, wash hand basin, and low-level WC. The room is complemented by a tiled surround, providing a clean and easy-to-maintain finish, while a large wall-mounted mirror enhances the sense of space and light. A frosted UPVC double-glazed window provides natural light while maintaining privacy, and a radiator ensures the room remains warm and comfortable throughout the year.

EXTERNAL

Externally, the property benefits from a low-maintenance front garden, laid mainly to lawn and providing an attractive approach to the home. A driveway positioned to the right-hand side offers convenient off-street parking and leads to the garage, providing useful additional storage or parking facilities.

To the rear, the property enjoys a private and enclosed garden, featuring a paved patio area and lawn, creating a pleasant space for outdoor dining, entertaining, or relaxing during the warmer months. The garden is not directly overlooked, offering a good degree of privacy and making it an ideal space for families and those who enjoy outdoor living.

The property is conveniently located within easy walking or driving distance of a range of local amenities and schools, while excellent access to the A66 makes this an ideal choice for commuters travelling further afield.



Road Map



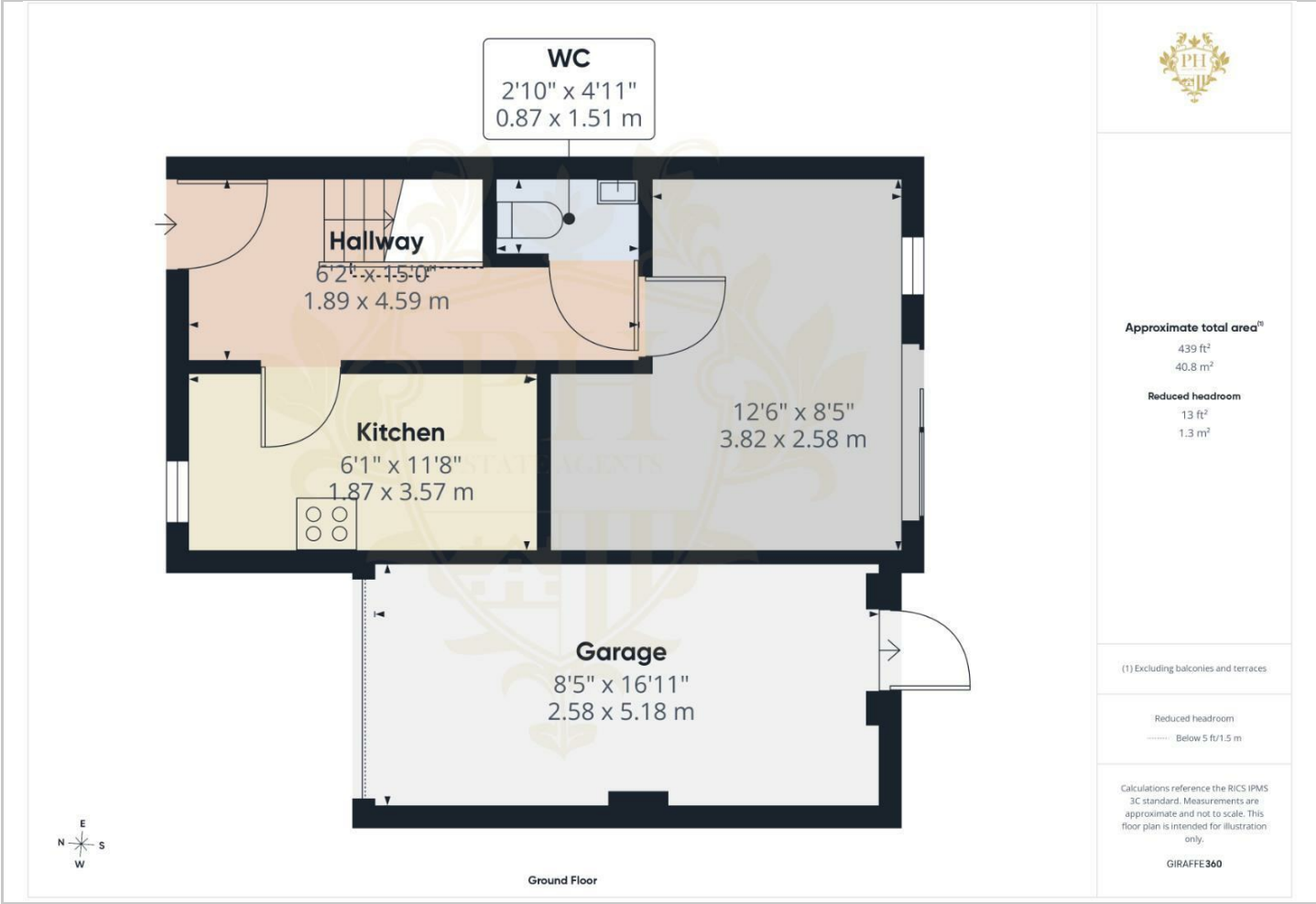
Hybrid Map



Terrain Map



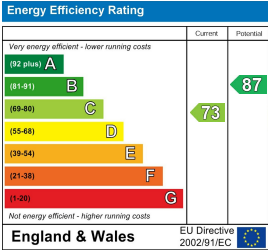
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.