



63 Sycamore Crescent, Middlesbrough

Offers Over £139,950



Michael Poole
SALES · LETTINGS · AUCTIONS





63 Sycamore Crescent

Middlesbrough

Offering spacious living both inside and out. This brilliant family home is excellent for a first time buyer with nicely proportioned rooms throughout including a 19ft living room, spacious kitchen and separate dining room.

- A semi detached three double bedrooms
- popular convenient location
- spacious family property
- 19ft Living room with French doors to rear garden
- Shaker style fitted kitchen
- 25ft plus garage
- Generous garden
- No chain sale

63 Sycamore Crescent

Middlesbrough

Offered for sale with no chain, this semi detached property sits on a envious plot. Offering spacious living both inside and out. This brilliant family home is excellent for a first fime buyer with nicely proportioned rooms throughout including a 19ft living room, spacious kitchen and separate dinging room. Fantastic for local amenities, schooling and transport links. Early viewings are advised.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

Upvc Entrance Door, Staircase To First Floor, Panelled Doors To The Living And Dining Room.

Dining Room

12' 0" x 10' 2" (3.67m x 3.10m)

Neutral Decoration With Feature Wall, Radiator And Upvc Window

Living Room

11' 11" x 19' 1" (3.63m x 5.81m)

A Generous Light And Bright Dual Aspect Room, Feature Wall, Electric Fire, Radiator French Doors To Rear Garden And Further Door To The Kitchen.

Kitchen

12' 0" x 11' 6" (3.67m x 3.50m)

Shaker Style Fitted Kitchen With Integrated AEG Electric Oven And Gas Hob, Stainless Steel Splashback And Extractor Hood. Integrated Fridge And Freezer, Plumbing For Washing Machine And Vented Space For A Tumble Dryer, Slide Out Larder Unit, Tile Laminate Flooring And Upvc Window Overlooking The Rear Garden.

Rear Entrance Hall

Tiled Flooring, Understairs Storage Cupboard, Part Glazed Upvc Door To Rear Garden.

First Floor Landing

Landing

A Spacious Landing Area With Radiator, Panelled Doors To All Rooms And Access To The Loft Space.

Bedroom One

12' 0" x 13' 0" (3.65m x 3.96m)

A Nicely Presented Spacious Room With Masses Of Wardrobe Storage With Soft Closing Doors, Radiator And Upvc Window.



Bedroom Two

11' 11" x 9' 0" (3.64m x 2.75m)

A Double Room With Traditional Style Decoration, Integrated Storage Cupboard, Radiator And Upvc Window.

Bedroom Three

8' 7" x 9' 5" (2.62m x 2.87m)

A Spacious Third Bedroom With Themed Décor, Radiator And Upvc Window Overlooking The Rear Garden.

Bathroom

11' 11" x 5' 8" (3.64m x 1.72m)

A White Suite With A Corner Jacuzzi Style Bath With Over Bath Electric Shower, Part Tiled Walls With Mosaic Inserts, Chrome Ladder Radiator, Tiled Flooring, Integrated Storage And Upvc Window.

EXTERNALLY

Garage

A Generous Concrete Sectional Garage With An Up And Over Entrance Door, Shelved Storage And Side Door Entry. The Front Of The Property Offers A Fully Blocked Paved Frontage With Parking For Numerous Vehicles, Gated Access To The Rear Garden. A Fantastic Family Sized Rear Garden, Mainly Laid To Lawn With Thoughtful Boarder Planning, Paved Pathways And Patio, Raised Sundeck, Outdoor Tap And Gated Access To The Driveway.

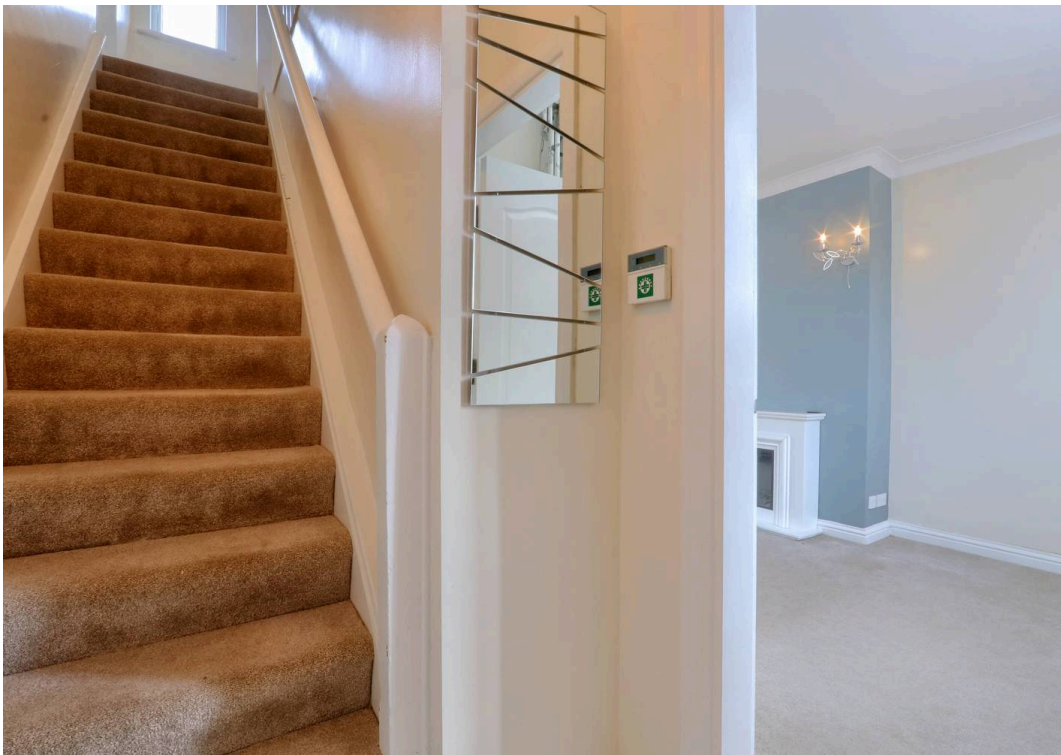
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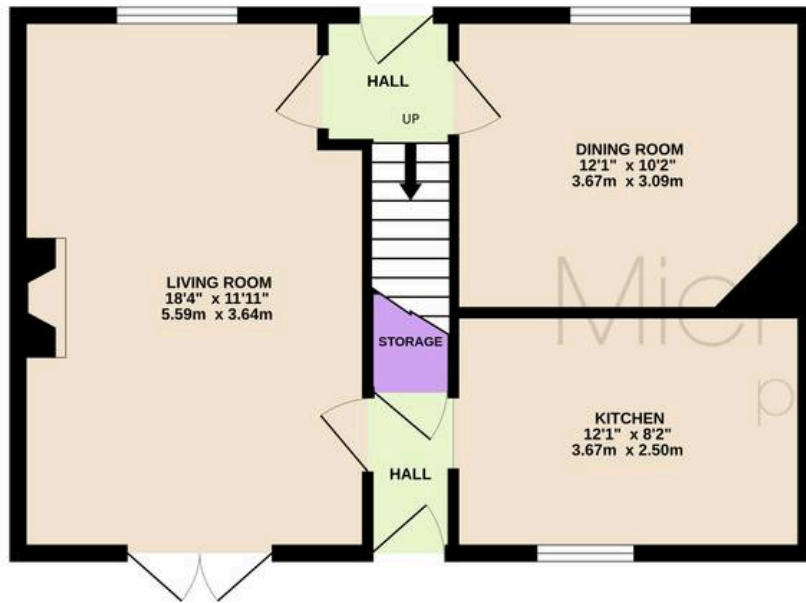




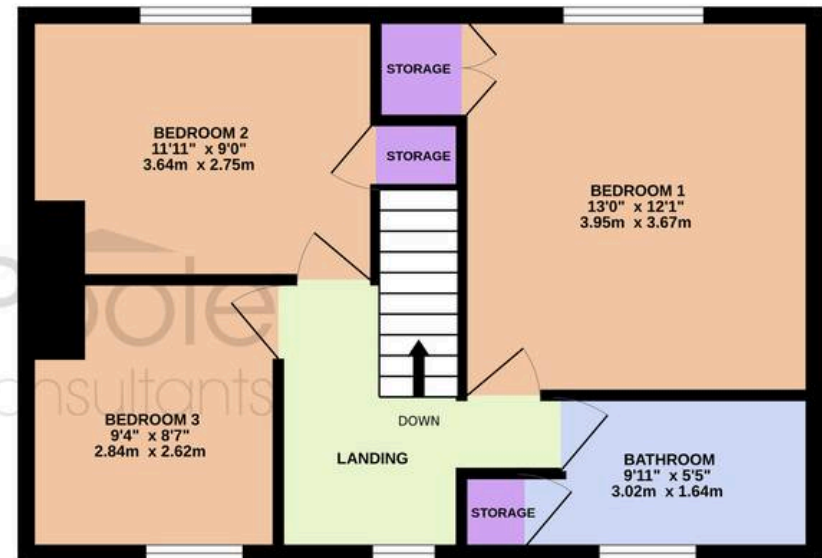




GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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