



**Church Lane, Middlesbrough TS5 7DX**

**welcome to**

## **Church Lane, Middlesbrough**

Beautifully Presented 3-Bedroom Semi-Detached Family Home - Ready to Move Into. This spacious and well-maintained three-bedroom semi-detached property offers the perfect setting for modern family living. Located in a popular residential area.

### **Entrance Hall**

Entered via UPVC double glazed door into hallway, staircase to first floor, UPVC double glazed window to side, radiator, understairs storage cupboard.

### **Lounge**

18' into bay x 12' into recess ( 5.49m into bay x 3.66m into recess )

UPVC double glazed bay window to front, radiator, TV point, telephone point, decorative fire place, coved cornicing to ceiling.

### **Kitchen**

19' 9" x 9' 8" ( 6.02m x 2.95m )

Range of base and wall units, butcher block style work surfaces, five ring gas hob, sink with draining board and mixer tap, UPVC double glazed window to side, recess for fridge freezer, UPVC double glazed window to rear, access to downstairs W/C.

### **Downstairs W/C**

W/C, UPVC double glazed window to side, wash hand basin with mixer tap, heated towel rail.

### **Dining Room**

20' 4" x 10' 8" ( 6.20m x 3.25m )

Has been extended, UPVC double glazed patio doors to rear, skylight window, radiator, coved cornicing to ceiling.

### **Landing**

UPVC double glazed window to side, void loft access.

### **Family Bathroom**

Bath with mixer tap, wall mounted shower, UPVC double glazed window to rear, vanity unit with mixer tap and under storage, W/C, chrome heated towel rail.

### **Bedroom 1**

15' 1" into bay x 10' 11" into recess ( 4.60m into bay x 3.33m into recess )

UPVC double glazed bay window to front, radiator.

### **Bedroom 2**

12' 8" x 11' ( 3.86m x 3.35m )

UPVC double glazed window to rear, radiator, coved cornicing.

### **Bedroom 3**

7' 8" x 9' 3" ( 2.34m x 2.82m )

UPVC double glazed window to front and side, radiator.

### **Externally Front Garden**

Multiple car driveway to front and side leading onto the garage.

### **Rear Garden**

Patio seating area, artificial turfed garden, enclosed by timber fencing, access to garage.





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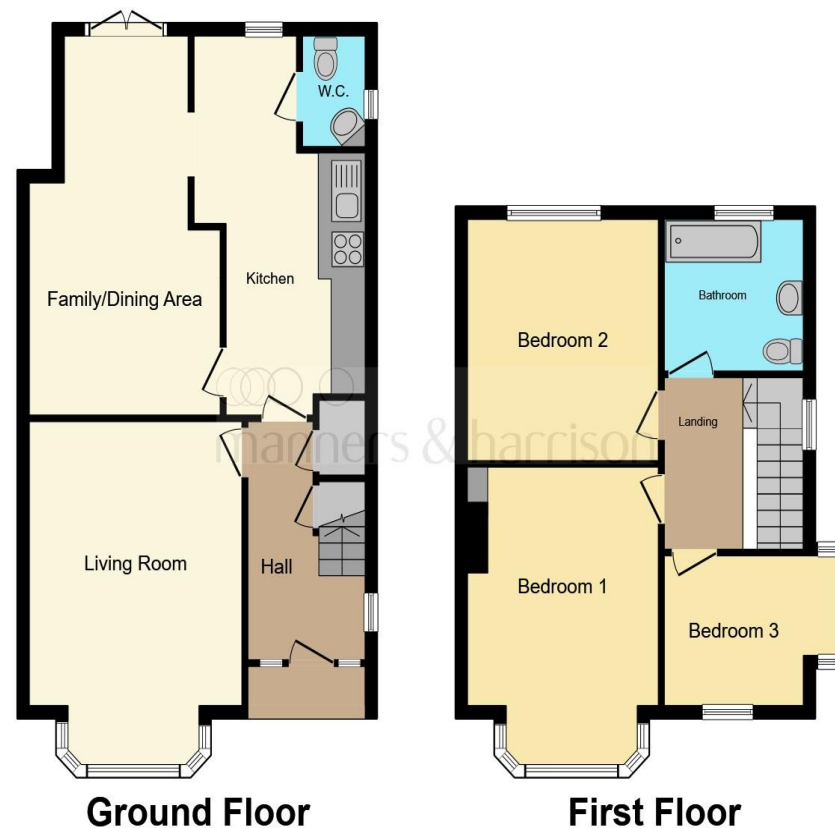
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## Church Lane, Middlesbrough

- IDEAL FOR A GROWING FAMILY
- MODERN FITTED KITCHEN
- EXTENDED DINING ROOM
- DOWNSTAIRS W/C
- MULTIPLE CAR DRIVEWAY

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

**£270,000**



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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