



**Holt Close, Middlesbrough TS5 8FG**

**welcome to**

## **Holt Close, Middlesbrough**

This three bedroom detached home set on a corner plot, offering space, comfort, and excellent potential.

### **Entrance Hall**

Enter through composite door into hallway, radiator, storage cupboard, staircase to first floor.

### **Lounge**

12' excl door recess x 16' 7" ( 3.66m excl door recess x 5.05m )  
UPVC double glazed window, radiator, storage cupboard.

### **Kitchen**

18' x 9' 3" ( 5.49m x 2.82m )  
Fully fitted kitchen, integral fridge/freezer, recess for dishwasher, 1 1/2 bowl sink with draining board, UPVC double glazed windows, UPVC double glazed patio doors into rear garden, radiator, chimney extractor fan, four ring gas hob, electric oven.

### **Utility Room**

Composite door, boiler, sink with draining board, radiator.

### **Downstairs W/C**

Pedestal style wash hand basin, toilet, radiator.

### **Landing**

Loft hatch access, storage cupboards holding water tank.

### **Bedroom 1**

10' 9" x 8' 3" incl door recess ( 3.28m x 2.51m incl door recess )  
Fully fitted cupboards, radiator, UPVC double glazed window.

### **En Suite**

UPVC double glazed frosted window, vanity style wash hand basin, toilet, walk-in shower cubicle.

### **Bedroom 2**

12' 1" x 8' 4" excl door recess ( 3.68m x 2.54m excl door recess )  
Fitted cupboard, UPVC double glazed window, radiator.

### **Bedroom 3**

8' x 12' 7" ( 2.44m x 3.84m )  
Fitted cupboard, UPVC double glazed window, radiator.

### **Bathroom**

UPVC double glazed frosted window, panel style bath, pedestal style hand basin, toilet.

### **Externally Rear Garden**

Laid to lawn, patio area.

### **Front Garden**

Double driveway, garage, laid to lawn.





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## **Holt Close, Middlesbrough**

- IDEAL FOR FAMILIES
- CORNER PLOT
- MODERN FITTED KITCHEN
- DOUBLE DRIVEWAY
- FRONT & REAR GARDEN

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

# **£240,000**

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