



PH ESTATE AGENTS



Digitally Altered

1 Trueman Court Green Lane , Middlesbrough, TS5 7SR

Offers In The Region Of £110,000  2  2  1  B



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HALLWAY

3'8" x 17'2" - 5'9" x 13'11" (1.12m x 5.23m - 1.75m x 4.24m)

Step inside from the immaculate communal area and you'll find yourself in a bright, contemporary hallway. Sunlight spills across sleek flooring, leading you toward the spacious reception room, two comfortable bedrooms, and a stylish family bathroom. Thoughtfully designed, the hallway also offers a handy storage cupboard, perfect for keeping everyday essentials neatly tucked away.

RECEPTION AREA

24'7" x 10'5" (7.49m x 3.18m)

The reception area is designed with comfort and style in mind, offering enough space for a cozy two-piece sofa set alongside sleek storage units that help keep the room organized. Soft carpeting underfoot adds warmth, while elegant French doors let in plenty of natural light and create an inviting transition to the next room. The reception room flows seamlessly into the kitchen, making it perfect for both relaxing and entertaining.

KITCHEN AREA

24'7" x 10'5" (7.49m x 3.18m)

The kitchen stands out with its striking, deep navy cabinetry, giving the space a bold, contemporary feel. Wall-mounted units rise to the ceiling, offering plenty of storage, while the base cupboards and wide, soft-closing drawers provide easy access to everything you need. Pale, stone-effect worktops run the length of the room, catching the light and creating a crisp contrast against the dark cabinets— a surface made for chopping, rolling, and prepping.

All the essentials are built in: a sleek electric oven nestles beneath a glass-smooth ceramic hob, while a discreet microwave blends seamlessly into the cabinetry above. Tucked away out of sight, the washer/dryer, fridge, and freezer ensure that every modern convenience is at your fingertips without disrupting the kitchen's clean lines.

At one end, a compact breakfast bar invites you to linger over coffee in the morning or grab a quick bite, adding a relaxed, welcoming touch. Altogether, this kitchen manages to be both visually stunning and effortlessly practical, a space that's as enjoyable to use as it is to look at.

BEDROOM ONE

13'1" x 9'3" (3.99m x 2.82m)

The first bedroom is spacious enough to comfortably fit a double bed, with just enough room left over for a few essential storage pieces, like a chest of drawers or a small wardrobe. Soft carpeting adds warmth underfoot, while a large window lets in plenty of natural light during the day. For extra comfort, there's a radiator to keep things cozy in colder months. This bedroom also enjoys the added convenience of its own ensuite shower room, offering privacy and a touch of luxury.

EN-SUITE

7'2" x 4'7" (2.18m x 1.40m)

The en-suite, entered directly from the main bedroom, features a sleek, contemporary three-piece suite. At its center is a spacious double step-in shower cubicle, enclosed by a clear glass screen and fitted with a thermostat-controlled shower for precise comfort. A stylish hand basin sits atop built-in storage drawers, offering both elegance and

functionality, while a modern low-level w.c. completes the arrangement. The space is finished with gleaming wall cladding that adds a polished look, complemented by a large mirror and a chrome radiator that brings both warmth and a touch of sophistication.

BEDROOM TWO

14'10" x 7'1" (4.52m x 2.16m)

The second bedroom offers enough space for a comfortable small double bed and features sleek, modern built-in sliding wardrobes that maximize storage without sacrificing style. Natural light filters in through the window, while soft carpet underfoot adds warmth and comfort. A radiator ensures the room stays cozy year-round.

FAMILY BATHROOM

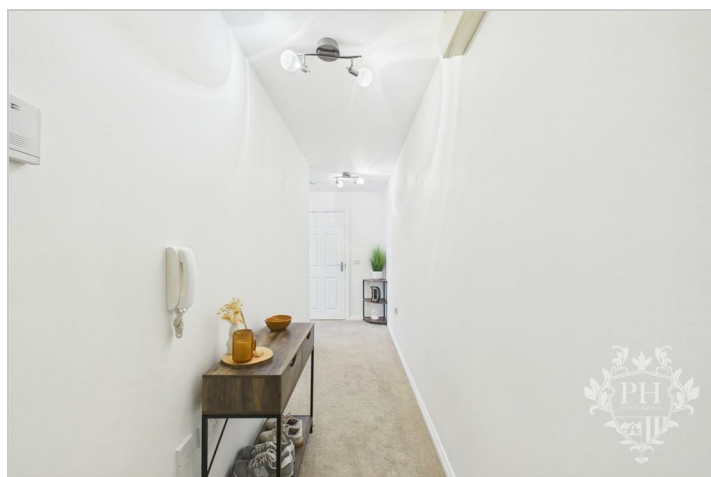
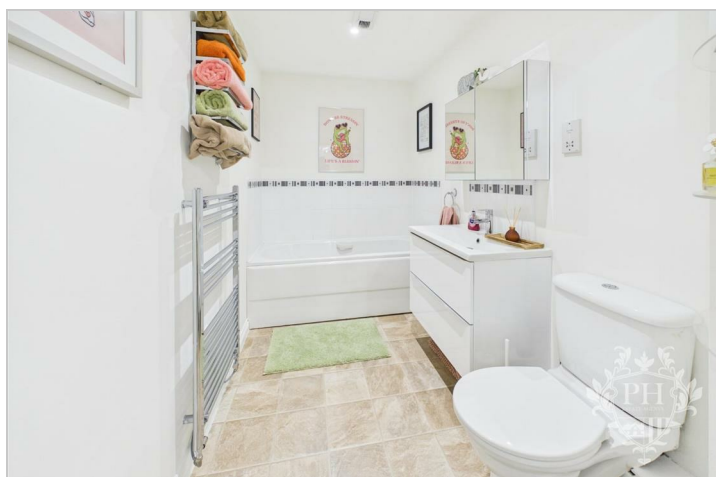
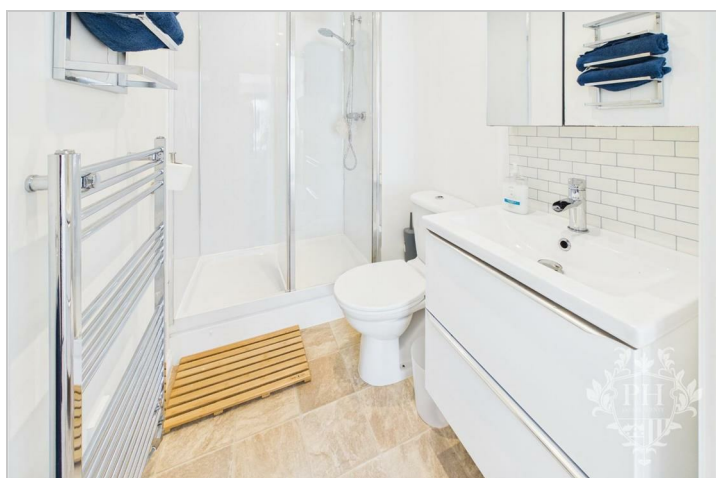
5'6" x 9'5" (1.68m x 2.87m)

The bathroom features a sleek three-piece suite, including a modern paneled bathtub set against walls partially adorned with elegant ceramic tiles. A spacious hand basin sits atop a set of built-in drawers, providing both style and practical storage, while the low-level toilet blends seamlessly into the overall design. Crisp white walls create a bright, airy

atmosphere, complemented by a polished chrome radiator and contemporary flooring that adds a sophisticated finishing touch to the space.

EXTERNAL

The property includes its own designated parking space, making it easy to come and go without the hassle of searching for a spot. There's also plenty of communal parking available for your visitors. Entry to the building is through a secure door, which guests can access via an intercom call system, adding an extra layer of safety and convenience. From the front door, it's just a brief stroll or a quick drive to nearby shops, schools, and the A19, so daily errands and commuting are always within easy reach.



Road Map



Hybrid Map



Terrain Map



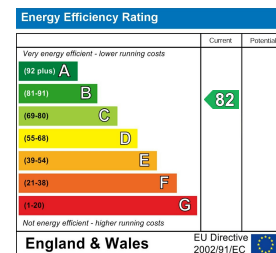
Floor Plan



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



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