



## 8 Midhurst Road, Middlesbrough, TS3 9PU Offers in excess of £95,000

This deceptively spacious three-bedroom home offers versatile living across three floors, making it an ideal purchase for families, first-time buyers, or investors alike.

On entering the property, you are welcomed by a central hallway leading to a generously sized living room, filled with natural light and offering ample space for both relaxing and entertaining. To the rear, the fitted kitchen provides a practical layout with good worktop and storage space, with access through to a useful utility area—perfect for additional appliances and everyday convenience.

The first floor hosts three bedrooms, including a well-proportioned principal bedroom and a comfortable second bedroom, alongside a third room ideal as a nursery, home office, or guest space. A modern shower room completes this level.

A standout feature of the home is the converted loft space on the second floor, offering a substantial additional room. This versatile area could serve as a fourth bedroom, home office, or hobby space, subject to the buyer's needs.

Externally, the property benefits from a straightforward layout with potential for outdoor enjoyment, while internally it offers a total approximate floor area of 1,268 sq. ft., providing far more space than many comparable homes.

Situated on Midhurst Road in Middlesbrough, the property is conveniently located for local amenities, schools, and transport links, making it a practical and appealing choice for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the space and flexibility this home has to offer



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