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West Farm Close, Middlesbrough TS6 0NE



welcome to

West Farm Close, Middlesbrough

A beautifully presented and tastefully decorated four-bedroom detached family home, immaculate throughout and offering spacious, versatile accommodation across two floors.

Entrance Hall

Enter through UPVC double glazed door into hallway, porcelain tile all the way throughout, decorative wall panelling, UPVC double glazed window to rear, radiator, access to under stair storage cupboard.

Lounge

14' 10" x 14' 7" (4.52m x 4.45m)
UPVC double glazed window to front, radiator, electric fire with decorative fire surround, UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to front.

Kitchen/Diner

14' 10" into bay x 22' 4" (4.52m into bay x 6.81m)
Range of base and wall units with complementary work surfaces, four ring electric hob, extractor unit, UPVC double glazed bay window to side, UPVC double glazed window to other side, 1 1/2 bowl sink with draining board and mixer tap, integral fridge/freezer, integral dishwasher, plumbing for washing machine, integral dual electric oven.

Study

11' 9" x 9' 11" (3.58m x 3.02m)
UPVC double glazed window to front, radiator.

Downstairs W/C

Toilet, wash hand basin, tiled flooring, part tiled wall, UPVC double glazed window to side.

Landing

Void loft access, UPVC double glazed window to rear, radiator.

Bathroom

Vanity unit with under storage and mixer tap, toilet, bath with wall mounted shower and rainfall style

shower head, UPVC double glazed window.

Bedroom 1

11' 2" max x 19' 10" incl door recess, max (3.40m max x 6.05m incl door recess, max)
UPVC double glazed window to front and rear, access to en suite, radiator, fitted wardrobes.

En Suite

Double shower cubicle, toilet, tiled walls, UPVC double glazed window, radiator, wash hand basin with under storage and mixer tap.

Bedroom 2

12' 3" incl door recess x 14' 10" (3.73m incl door recess x 4.52m)
UPVC double glazed window to front and rear, radiator.

Bedroom 3

11' 1" incl door recess x 10' (3.38m incl door recess x 3.05m)
UPVC double glazed window to front and side, radiator.

Bedroom 4

8' 9" excl wardrobes x 11' 8" (2.67m excl wardrobes x 3.56m)
Fitted wardrobes, UPVC double glazed window to front, radiator, built in storage cupboard.



Externally
Rear Garden

Fully landscaped garden, patio seating area, retaining wall, internal access into garage via side UPVC double glazed door, pergola section, raised flower bed edges, artificial turf, security lights.

Front Garden

Driveway leading to double garage.

Garage

Up and over style door.



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West Farm Close, Middlesbrough

- FOUR BEDROOM HOME
- DOWNSTAIRS W/C
- EN SUITETO MASTER
- LANDSCAPED REAR GARDEN
- DRIVEWAY LEADING TO DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£370,000



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Property Ref:
MAR112441 - 0002

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