



PH ESTATE AGENTS



29 Ingoldsby Road  
, Middlesbrough, TS3 0QJ

£75,000



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## HALLWAY

Entering through a white UPVC double glazed door into a small hallway which gains access to the reception room and first floor.

## RECEPTION ROOM

The reception room is located at the front of the property, offering ample space for a two-piece suite and select storage units. It features a UPVC double glazed bay window, a radiator, and provides access to the kitchen-diner as well as an understair storage cupboard.

## KITCHEN/ DINER

The kitchen requires renovation and is currently fitted with a range of light wood wall, base, and drawer units, complemented by dark worktops. There is provision for free-standing appliances, along with a UPVC double glazed window and a radiator. The adjoining dining area offers space for a small dining table and features French doors opening into the rear garden.

## LANDING

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

The primary bedroom is located at the front of

the property, offering space for a double bed and select storage units. It features a UPVC double-glazed window and a radiator.

## BEDROOM TWO

The second bedroom is situated at the rear of the property and provides ample space for a double bed along with additional storage. The room features a UPVC double-glazed window and a radiator.

## BEDROOM THREE

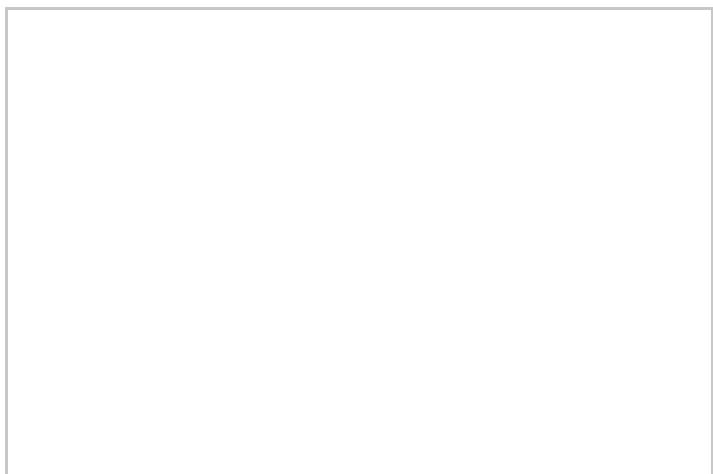
The third bedroom is located at the rear of the property. It is suitable for a single bed and select smaller storage units, and features a UPVC double glazed window and a radiator.

## FAMILY BATHROOM

The family bathroom requires renovation and is currently fitted with a three-piece suite, consisting of a paneled bath, a wash basin, and a low-level WC. The room also features a frosted UPVC double glazed window.

## EXTERNAL

The property features a landscaped front garden and includes off-street parking for one vehicle to the side. In addition, there is a spacious, securely fenced rear garden.



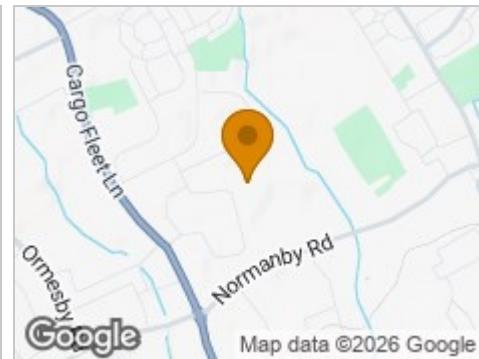
## Road Map



## Hybrid Map



## Terrain Map



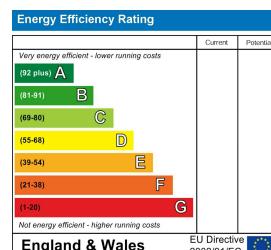
## Floor Plan



## 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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