

VIVA CRESCENT, MIDDLESBROUGH, TS4 3BB



- ▲ Modern & Stylish Three Bedroom Detached Family Home
- ▲ Modern Stylish Kitchen/Diner
- ▲ Off Street Parking & Detached Garage
- ▲ Upgraded Rear Garden

- ▲ Within Walking Distance of James Cook University Hospital, Middlesbrough Sports Village & Stewart Park!
- ▲ Master Bedroom En-Suite
- ▲ Gas Central Heating with A Combi Boiler

£239,950

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A three bedroom detached family home ideal for a couple/family looking for a modern rear garden, stylish kitchen, master bedroom en-suite, off street parking, detached garage and other attractions!

Within walking distance of James Cook University Hospital, Middlesbrough Sports Village and Stewart Park!

The property comprises entrance hall, WC, lounge, kitchen diner and utility area. On the first floor there are three bedrooms, the master having an en-suite, and a family bathroom.

GROUND FLOOR

ENTRANCE HALL

Grey composite entrance door, staircase to the first floor and tiled flooring.

WC - 1m x 1.6m (3'3" x 5'3")

With close coupled WC, pedestal wash hand basin with mixer tap, radiator, extractor fan and tiled flooring.

KITCHEN DINER - 2.6m x 5.5m (8'6" x 18'1")

With wall, drawer, and floor units, marble effect roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, dishwasher and washing machine. Storage, two radiators, tiled flooring and UPVC door to the rear garden.

LOUNGE - 3m x 5.5m (9'10" x 18'1")

With radiator.

FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE - 3.1m x 3.7m (10'2" x 12'2")

With radiator.

EN-SUITE

With close coupled WC, pedestal wash hand basin with mixer tap, walk-in double shower, towel radiator, e extractor fan and tiled flooring.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM TWO - 2.7m x 3.7m (8'10" x 12'2")

With radiator.

BEDROOM THREE - 2.7m x 2.7m (8'10" x 8'10")

With radiator.

BATHROOM - 1.9m x 2.1m (6'3" x 6'11")

With close coupled WC, pedestal wash hand basin with mixer tap, bath with shower extension and towel radiator.

EXTERNALLY

GARDENS

To the front there is a small lawned garden with pathway and to the rear there is a fence enclosed garden with lawn and decked area.

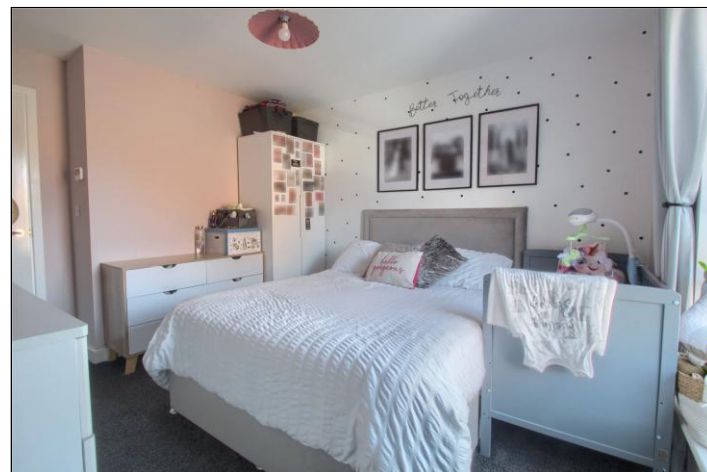
DETACHED GARAGE

AGENTS REF: - TM/LS/MID250454/23032026

Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 254222**



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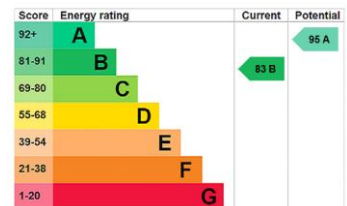


55 Viva Crescent



Not to Scale. Produced by The Plan Portal 2026
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