Middlesbrough · Billingham

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Property Particulars









12 Ottawa Road £144,950
Longlands, Middlesbrough, TS4 2ND

Thirlwells are delighted to offer for sale this beautifully presented, 3 bedroom (plus loft room) terraced house which has been significantly upgraded by the current owners. The smart interior briefly comprises: entrance hall, open plan living dining room, kitchen with breakfast bar area, 3 bedrooms, modern family bathroom w/c and a versatile loft room. Externally are well maintained, enclosed front and rear gardens. Further benefits include double glazing and gas central heating via combi boiler. Internal viewing strongly recommended.







- **Terraced House**
- **3 Bedrooms**
- **Beautifully presented**
- **Popular Residential Setting**
- **Double Glazing & GCH**
- **Early Viewing Essential !**

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Ground Floor

Entrance Hall
Double glazed entrance door with double glazed panels to side & above, laminate flooring, radiator.

Through Lounge Diner *26' 9"into bay x 17' 6" (8.15m x 5.33m) max*
Double glazed bay window to front aspect & double glazed window to side, fireplace with electric fire, coved ceiling, understairs cupboard, double glazed French doors to garden, T.V. point, laminate flooring, radiator.

Kitchen *8' 9" x 14' 11" (2.66m x 4.54m)*
Wall & base units, work surfaces, 1 1/2 bowl sink unit, built in electric oven & gas hob with extractor hood over, spaces for washing machine & tumble dryer, integrated appliances include dishwasher & fridge freezer, tiled splashbacks, laminate flooring, radiator, breakfast bar area & display units, double glazed window to side aspect, double glazed door to garden.

First Floor Landing
Double glazed window to side aspect, access to roof space.

Bedroom 1 *14' 0" into bay x 10' 5" (4.26m x 3.17m)*
Double glazed bay window to front aspect, radiator, T.V. point.

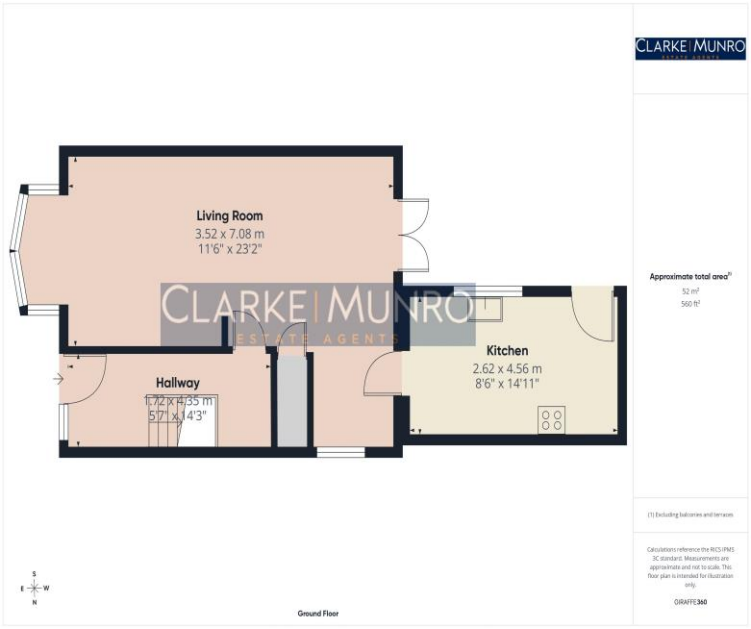
Bedroom 2 *11' 9" max x 10' 4" (3.58m x 3.15m) max*
Double glazed window to rear aspect, radiator, T.V. point.

Bedroom 3 *6' 10" x 7' 5" (2.08m x 2.26m)*
Double glazed window to front aspect, T.V. point, radiator, laminate flooring.

Bathroom w/c
White three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level w/c, tiled walls, tiled flooring, storage cupboard housing combi boiler, radiator, double glazed window to rear aspect.

Loft Room
Some restricted head height in places, storage in eaves, double glazed window to side aspect, Velux window.

Externally
Front garden with walled boundaries, paved pathway. Rear garden with lawned area, fenced boundaries provide feeling of privacy, raised decked area for outside dining.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any respesentation or warranty whatever in relation to this property. All measurements are approximate.

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