

MERLIN ROAD, MIDDLESBROUGH, TS3 8ED



- ▲ Perfect Family Home, Ready to Move Straight Into
- ▲ Has to be Viewed to be Fully Appreciated
- ▲ Recently Installed Worcester Bosch Combi Boiler!
- ▲ Extended Bathroom with a Stylish Four Piece Suite
- ▲ Modern Kitchen with White High Gloss Units
- ▲ Kitchen Roof, Main Roof & Bay Window Roof Replaced in 2024

- ▲ Two Secure Storage Sheds Included
- ▲ Ample Off Street Parking on the Yorkshire Cobble Style Driveway Fully Boarded Loft Space with Two Skylights Detached Garage with Alarm & Electric Points
- ▲ Recent Fencing Around the Property
- ▲ Lovely Half Height Brick Wall with Iron Fencing
- ▲ Every Room has Been Replastered Allowing for Easy Decoration
- ▲ Stunning Gardens Front & Back

£130,000

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A perfect family home for first time buyers and young couples alike looking for a home that's ready to move straight into!

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom with a four-piece suite. Externally there are gardens to the front and rear with off street parking and a detached garage as well!

GROUND FLOOR

ENTRANCE HALL - 3.2m x 1.7m (10'6" x 5'7")

With black composite entrance door, radiator, staircase to the first floor, woodgrain effect laminate flooring and security alarm.

DINING ROOM - 3.2m x 3.6m (10'6" x 11'10")

With radiator and woodgrain effect laminate flooring.

LOUNGE - 5.5m x 3.6m (18'1" x 11'10")

With radiator, storage cupboard, woodgrain effect laminate flooring and patio door to the rear garden.

KITCHEN - 3.4m x 2.2m (11'2" x 7'3")

With white wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring gas hob with white splashback tiles and extractor fan, space for under counter fridge and under counter freezer, space for washing machine, one and a half bowl sink unit, radiator, spotlights in the ceiling, woodgrain effect laminate flooring and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.8m (12'6") x 3.5m (11'6") reducing to 3.2m (10'6")

With radiator and woodgrain effect laminate flooring.

BEDROOM TWO - 2.8m (9'2") increasing to 3.5m (11'6") x 3.1m (10'2")

With radiator and woodgrain effect laminate flooring.

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BEDROOM THREE - 2.8m x 2.1m (9'2" x 6'11")

With radiator, woodgrain effect laminate flooring and storage cupboard.

BATHROOM - 1.7m x 2.5m (5'7" x 8'2")

Modern four-piece suite comprising close coupled WC, wall mounted wash hand basin with white splashback tiles, bath with white splashback tiles, corner shower, chrome towel radiator, woodgrain effect laminate flooring and spotlights in the ceiling.

EXTERNALLY

GARDENS & GARAGE - To the front there is a well maintained garden and ample off road parking on the Yorkshire cobble style driveway leading to the garage. To the rear there is a low maintenance fence enclosed garden with patio and gated access to the side.

AGENTS REF: - TM/LS/MID240631/17092024

Council Tax Band: A **Tenure:** Freehold

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Tel: **01642 254222**



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4 Merlin Road



Not to Scale. Produced by The Plan Portal 2024
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