

## SUNNINGDALE ROAD, MIDDLESBROUGH, TS4 3HZ



- ▲ Chain Free Sale!
- ▲ Three Bedroom Semi Detached Home Situated on A Corner Plot
- ▲ Ideal For First Time Buyers, Young Couples & Families Alike!
- ▲ Modern Shower Room
- ▲ Three Well Cared For Gardens
- ▲ Walking Distance of Good Schooling, Shops & Green Spaces
- ▲ Quality Baxi Combi Boiler
- ▲ Modern Kitchen
- ▲ Ground Floor WC

**£129,950**

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Offered with a chain free sale! This three bedroom semi-detached home is ideal for first time buyers, young couples and families alike! The property is situated on a corner plot and offers three well cared for gardens.

Notable features include a quality Baxi combi boiler, three good sized bedrooms, modern shower room, ground floor WC, double aspect lounge, modern kitchen and three well cared for gardens.

The property comprises entrance hall, lounge, kitchen, ground floor WC and connected out buildings. On the first floor there are three bedrooms and a shower room. Externally there is a front, side and rear garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 4.3m x 1.7m (14'1" x 5'7")**

With UPVC entrance door, staircase to the first floor and radiator.

##### **LOUNGE - 5.2m x 3.6m (17'1" x 11'10")**

With electric flame effect fire in surround and two radiators.

##### **KITCHEN - 3.4m x 3.3m (11'2" x 10'10")**

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric double oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, stainless steel sink, space for fridge freezer, integrated dishwasher and washing machine, radiator, storage cupboard and LVT flooring.

**LOBBY** - With UPVC door to the rear garden, UPVC door to the side garden and two storage cupboards/outbuildings.

**WC** - With low level WC.

#### **FIRST FLOOR**

**LANDING** - With loft access and storage cupboard.

##### **BEDROOM ONE - 4.3m x 2.9m (14'1" x 9'6")**

With radiator and storage cupboard.

##### **BEDROOM TWO - 3.1m x 3.7m (10'2" x 12'2")**

With radiator, fitted wardrobes with sliding doors and storage cupboard.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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## SUNNINGDALE ROAD, TS4 3HZ

### **BEDROOM THREE - 3.7m (12'2") reducing to 2.1m (6'11") x 2m (6'7")**

With radiator and storage cupboard.

### **SHOWER ROOM - 1.7m x 1.8m (5'7" x 5'11")**

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, walk-in shower, spotlights in the ceiling and chrome towel radiator.

### **EXTERNALLY**

**GARDENS** - Front and side garden with lawn and neat hedge and to the rear there is a fence enclosed garden with lawn.

**AGENTS REF:** - TM/LS/MID250587/12112025

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



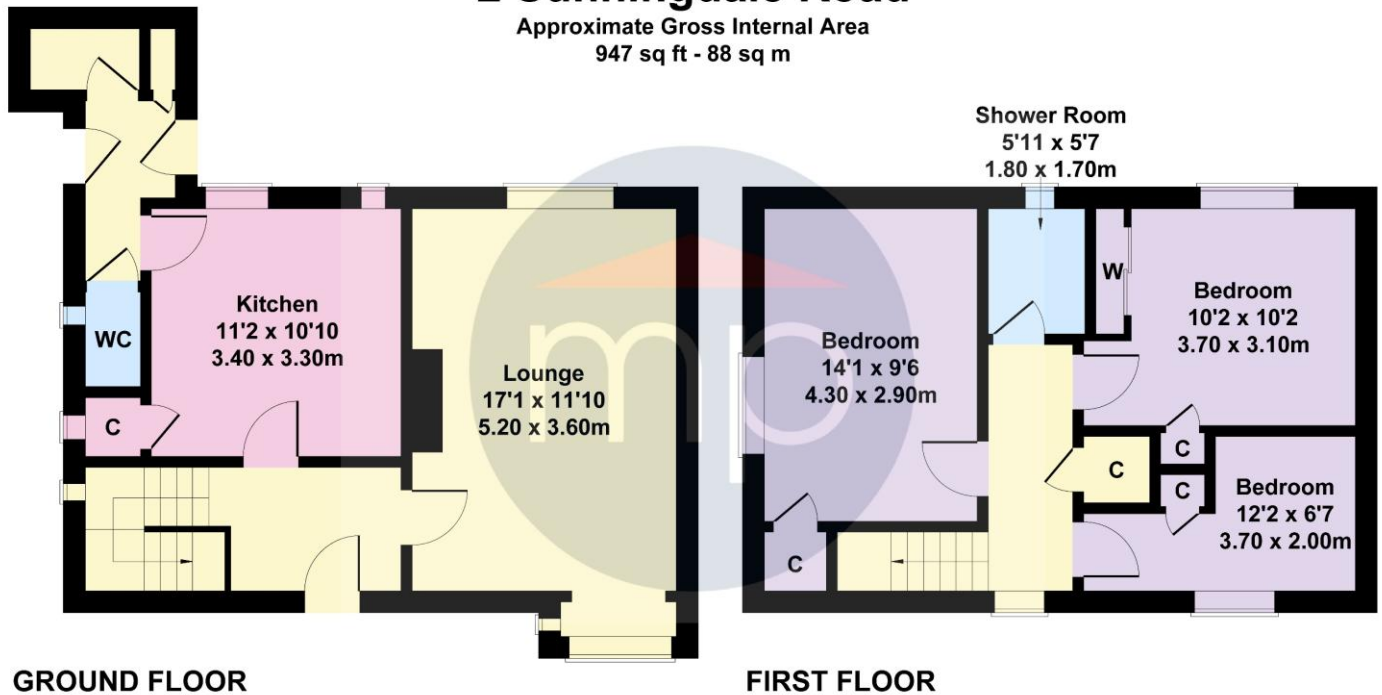


## SUNNINGDALE ROAD, TS4 3HZ



## 2 Sunningdale Road

Approximate Gross Internal Area  
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025  
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