



**Lothian Road, Middlesbrough TS4 2HL**

**welcome to**

## **Lothian Road, Middlesbrough**

This spacious three-bedroom family home is bursting with character and charm, offering generous proportions, high ceilings and beautifully balanced accommodation throughout.

### **Entrance Vestibule**

Access via door to front, laminate style flooring and controls for HIVE heating system, cove cornicing

### **Entrance Hallway**

Radiator, stairs to first floor, dadorail and understair storage cupboard.

### **Lounge**

11' 1" into alcove x 14' 11" into bay ( 3.38m into alcove x 4.55m into bay )  
UPVC double glazed bay window to front, feature fireplace, cove cornicing and radiator.

### **Dining Room**

15' 1" max into alcove x 10' 1" ( 4.60m max into alcove x 3.07m )  
Obscure sized room. Double glazed window to rear, cove cornicing, feature fireplace and radiator.

### **Kitchen Breakfast Room**

16' 4" maximum including door recess x 10' 1" ( 4.98m maximum including door recess x 3.07m )  
Fitted with a range of wall and base units with contrasting roll top work surfaces, recess for appliances, extractor, recess for dishwasher and other appliances, single bowl single drainer stainless steel sink unit with mixer tap.

### **Utility Area**

6' 6" including door recess x 7' 7" ( 1.98m including door recess x 2.31m )  
Double glazed window to rear aspect, tiled flooring, radiator, fitted with wall and base units, Worcester boiler.

### **Downstairs Wc**

Low level flush WC, wall mounted wash hand basin.

### **Landing**

Velux window.

### **Bathroom**

Paneled bath with over bath shower attachment, low level flush WC, pedestal wash hand basin, radiator, storage cupboard, part tiled walls. upvc double glazed opaque window to side.

### **Bedroom Three**

8' 1" including door recess x 10' 4" ( 2.46m including door recess x 3.15m )  
UPVC double glazed window to rear aspect.

### **Bedroom Two**

10' 3" into alcove x 11' 4" ( 3.12m into alcove x 3.45m )  
UPVC double glazed window to rear, radiator and feature fireplace

### **Bedroom One**

16' 1" into alcove x 14' 11" maximum ( 4.90m into alcove x 4.55m maximum )  
UPVC double glazed bay window to front aspect, radiator, cove cornicing, dadorail and feature fireplace.

### **Externally**

Gardens to front and rear. The rear garden is enclosed with mature flowers borders and shrub. Shed for storage giving access to rear ally. Front garden is mainly laid to lawn with on street parking.





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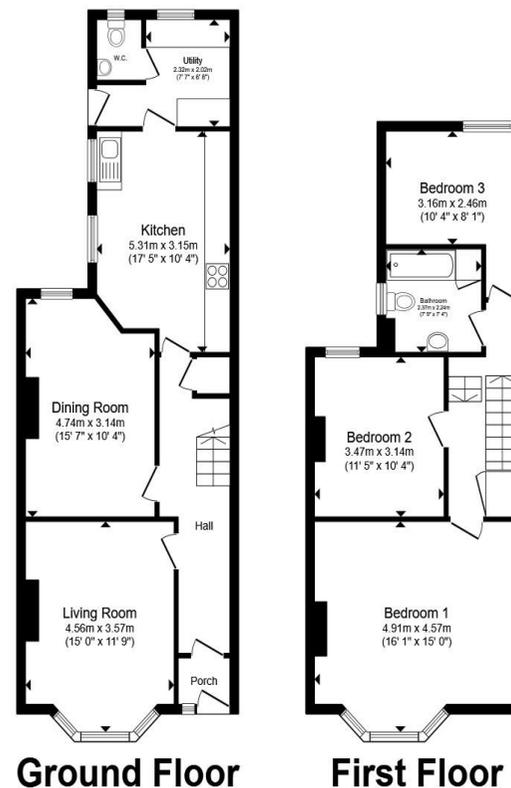
welcome to

## Lothian Road, Middlesbrough

- INVESTMENT OPPORTUNITY
- SPACIOUS THROUGHOUT
- FRONT & REAR GARDEN
- GARAGE
- ON STREET PARKING

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£150,000**



Total floor area 117.6 m<sup>2</sup> (1,266 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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