

# MUIRFIELD WAY, SALTERSGILL, MIDDLESBROUGH, TS4 3JY



- ▲ An Extended End Terrace House with Three Bedrooms & No Onward Chain
- ▲ An Ideal Starting Point for a First Time Buyer or Young Family
- ▲ It's Seen a Huge Amount of Modernisation Work & The Whole Place is Very Tastefully Styled
- ▲ Lounge with Attractive Cast Iron Living Flame Gas Fire Opening into The Kitchen/Diner
- ▲ Lovely Range of Smart Modern Shaker Design Kitchen Cabinets & Island Units
- ▲ Really Comfortable Rear Sitting/Garden Room Extension with Vaulted Ceiling & French Doors
- ▲ Quality Worcester Combi Boiler, uPVC Double Glazing & Modern Composite Front Door
- ▲ Boarded Loft with Pull Down Ladder Has Created Some Useful Extra Easy to Reach Storage

**£137,500**

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A very simple chain free sale and an ideal place for young families or first-time buyers, this extended end terrace house with three bedrooms has been improved, remodelled, and styled with an incredibly tasteful eye.

Numerous attractions include UPVC double glazed windows, modern composite front door, engineered oak flooring throughout, central heating with a quality 'Worcester' combi boiler (installed 2017), security alarm system with CCTV cameras and the loft space has been boarded to create some useful addition, easy to reach storage.

Comprising entrance hall with a handy downstairs toilet, lounge with an attractive cast iron living flame gas fire, kitchen/diner with smart modern white high gloss Shaker style units, island unit and most of the appliances are included. There is an open plan layout leading into the comfortable rear sitting/garden room extension with a vaulted ceiling, roof light windows & French doors. The first floor has three bedrooms and wet room with a white suite. Outside, there are patio style gardens to the front & rear.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Modern composite entrance door with double glazed insert, engineered Oak flooring, built in cloak cupboard, staircase to the first floor and radiator.

### **CLOAKROOM/WC**

With a modern white dual flush close coupled WC, vanity wash hand basin with cabinet below, electric heater and engineered Oak flooring.

### **LOUNGE - 4.37m x 3.94m (14'4" x 12'11")**

Front facing UPVC double glazed round bay window, inset cast iron living flame gas fire with an attractive micro marble surround, small understairs storage cupboard, engineered Oak flooring, radiator and open plan lounge into...

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### **BREAKFAST KITCHEN - 5.3m x 3.48m (17'5" x 11'5")**

Fitted with a really smart range of modern white high gloss style Shaker design wall, drawer and floor cupboards, marble effect rolled top work surfaces with white ceramic tile splash backs and a single drainer stainless steel one and a half bowl sink unit with mixer taps. Built in electric oven and four ring induction hob with stainless steel splash back and stainless steel extractor canopy. Integrated dishwasher and freestanding American style fridge freezer and washing machine are included. Central island unit/breakfast bar with a four breakfast stools and two electrical sockets, engineered Oak flooring, radiator and opening into...

### **SITTING ROOM/GARDEN ROOM**

This extension is a lovely addition and has created some useful extra living space with a vaulted ceiling and two rear facing roof light windows, UPVC double glazed French doors, engineered Oak flooring and an electric radiator.

### **FIRST FLOOR**

#### **LANDING**

Engineered Oak flooring, access to the boarded loft space with a pull-down ladder, lighting and combination boiler.

### **BEDROOM ONE - 3.86m (12'8") x 2.84m (9'4") increasing to 3.28m (10'9") into recess**

Fitted wardrobes across one wall with sliding doors, two separate built in storage cupboards, engineered Oak flooring and radiator.

### **BEDROOM TWO - 3.28m x 3.05m (10'9" x 10')**

Built in wardrobe with sliding doors, engineered Oak flooring and radiator.

### **BEDROOM THREE - 2.95m x 2.4m (9'8" x 7'10")**

Engineered Oak flooring and radiator.

### **SHOWER ROOM/WC**

Walk in shower with a rather attractive blue glass brick side screen and Mira electric shower, modern white vanity wash hand basin with cabinet below, dual flush close coupled WC, co-ordinated fully tiled walls, chrome LED spotlights, chrome towel radiator and extractor fan.

### **EXTERNALLY**

#### **GARDENS**

The patio style front garden has a flowerbed border, low garden wall with decorative wrought iron railings and outside front tap. There is a patio style rear garden with stone patio, a handy brick garden store, rear access gate, outside tap and outside light.

**AGENTS REF:** - IM/LS/MID220547/23082022

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

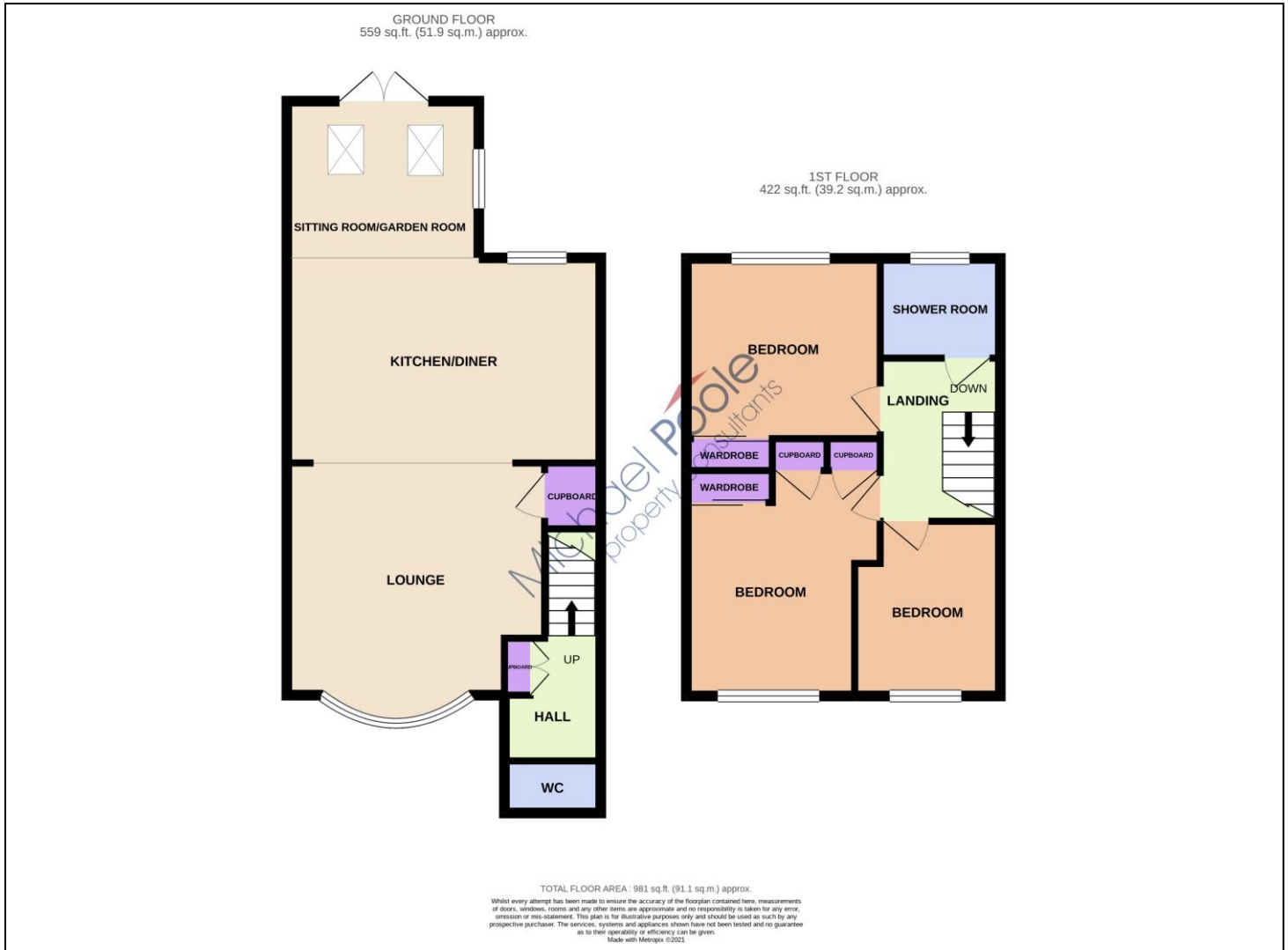
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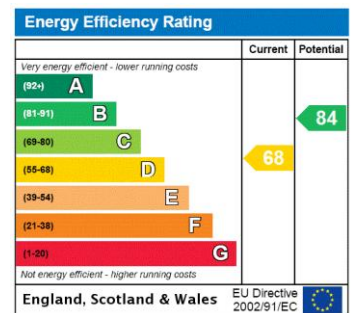


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