

LEAMINGTON GROVE, PRIESTFIELDS, MIDDLESBROUGH, TS3 0PH



- ▲ Chain Free Sale
- ▲ Ready to Move Straight Into
- ▲ Perfect for Someone Looking to Downsize
- ▲ Gas Central Heating System
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Modern Wet Room
- ▲ Shared Driveway with Detached Garage
- ▲ Solar Panels

Offers Over £92,000

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The perfect property to downsize into! There are shops just round the corner as well as being located just off a major bus route, the location is ideal!

Ready to move straight into, this lovely two bedroom bungalow comes with solar panels, detached garage, low maintenance rear garden, modern kitchen, wet room and a good sized lounge.

The property comprises entrance, lounge, small dining room, kitchen, two bedrooms and bathroom. Externally there is a shared driveway with a detached garage and a low maintenance rear garden.

GROUND FLOOR

ENTRANCE - With UPVC entrance door and loft access.

LOUNGE - 4.1m x 3m (13'5" x 9'10")
With electric flame effect fire and radiator.

DINING ROOM - 1.8m x 2.3m (5'11" x 7'7")
With radiator.

KITCHEN - 2.8m x 2.8m (9'2" x 9'2")

With cream wall, drawer, and floor units, woodgrain effect roll edge worktop, freestanding four ring gas cooker, one and a half bowl sink unit, space for under counter fridge/freezer and space washing machine. UPVC door to the rear garden and tile effect laminate flooring.

BEDROOM ONE - 3.4m x 2.4m (11'2" x 7'10")

With radiator and fitted wardrobes with sliding doors.

BEDROOM TWO - 2.4m x 1.6m (7'10" x 5'3")

WET ROOM - 1.7m x 1.8m (5'7" x 5'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, wet room style shower, non-slip flooring, radiator and extractor fan.

EXTERNALLY

PARKING & GARAGE - There is a shared driveway and a detached garage.

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GARDEN - To the rear there is a low maintenance enclosed garden.

AGENTS REF: - TM/LS/MID250020/06032025

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

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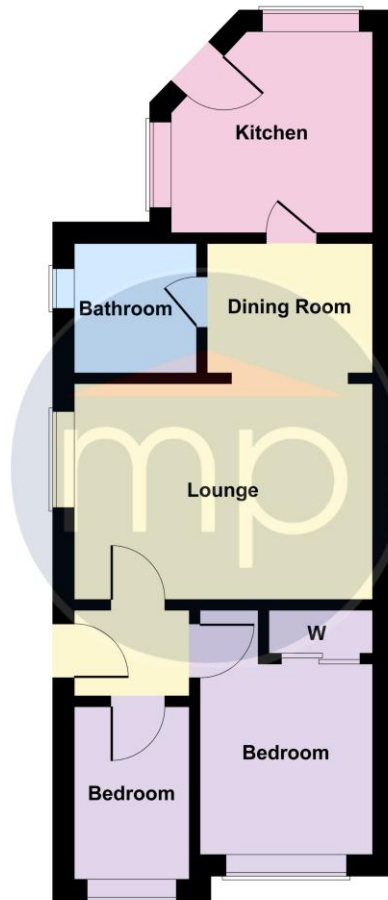
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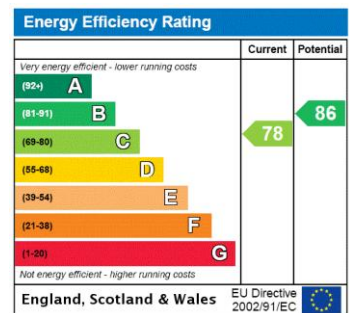
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7 Leamington Grove



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