

## HARRIER WAY, MIDDLESBROUGH, TS4 2UB



- ▲ Modern Four Bedroom/Three Storey Semi Detached Town House
- ▲ Really Lovely Views Overlooking Claireville Common, Albert Park & Boating Lake
- ▲ James Cook Hospital, Teesside University & Middlesbrough Centre are all Within Easy Reach

- ▲ Two Gardens, Driveway & Single Garage
- ▲ The Master Bedroom & Shower Room En-Suite Take Over the Entire Top Floor

**£190,000**

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It's just far enough away from Middlesbrough centre to keep things nice and quiet, yet within easy reach of Teesside University, local shops, and schools. James Cook University Hospital is a very short car ride, or you could walk there in 20 minutes.

What's particularly great is the view you get from the front. It overlooks Claireville Common and across to Albert Park and boating lake.

Arranged over three floors, the accommodation comprises entrance, lounge, WC and a modern, well equipped kitchen/diner with built-in appliances and French doors leading to the rear garden. The first floor has three bedrooms and the family bathroom whilst the master bedroom and shower room en-suite take over the entire top floor. Outside, there are gardens at the front and rear, driveway, and single garage.

**GROUND FLOOR**

**ENTRANCE HALL** - White composite entrance door, staircase to the first floor and radiator.

**LOUNGE - 3.7m x 3.8m (12'2" x 12'6")**  
With radiator and storage cupboard.

**KITCHEN DINER - 5.3m (17'5") reducing to 2.4m (7'10") x 7.8m (25'7") reducing to 3.18m (10'5")**  
High gloss wall, drawer, and floor units with woodgrain effect roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer and dishwasher, radiator and French doors open to the rear garden.

**WC** - With close coupled WC, pedestal wash hand basin with mixer tap and radiator.

**FIRST FLOOR**

**LANDING** - With storage cupboard and radiator.

**BEDROOM TWO - 3.0m x 2.8m (9'10" x 9'2")**  
With radiator.

**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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### **BEDROOM THREE - 2.51m (8'3") increasing to 3m (9'10") x 2.2m (7'3")**

With radiator.

### **BEDROOM FOUR - 2.18m (7'2") reducing to 1.65m (5'5") x 2.2m (7'3")**

With radiator.

### **BATHROOM - 1.9m x 1.7m (6'3" x 5'7")**

Comprising close coupled WC, pedestal wash hand basin, bath and radiator.

**PASSAGE** - With stairs leading to the second floor and radiator.

### **SECOND FLOOR**

### **MASTER BEDROOM - 4.8m x 3.8m (15'9" x 12'6")**

With radiator and fitted wardrobes with sliding doors.

### **EN-SUITE - 1.8m x 2.5m (5'11" x 8'2")**

Comprising close coupled WC, pedestal wash hand basin, shower cubicle, radiator and skylight.

### **EXTERNALLY**

**GARDENS, PARKING & GARAGE** - To the front there is a neat lawn and path to the entrance door and to the rear there is a fence enclosed garden with lawn, patio, decked area and access to the detached garage and driveway.

**AGENTS REF:** - TM/LS/MID250558/20112025

**Council Tax Band:** B      **Tenure:** Freehold

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

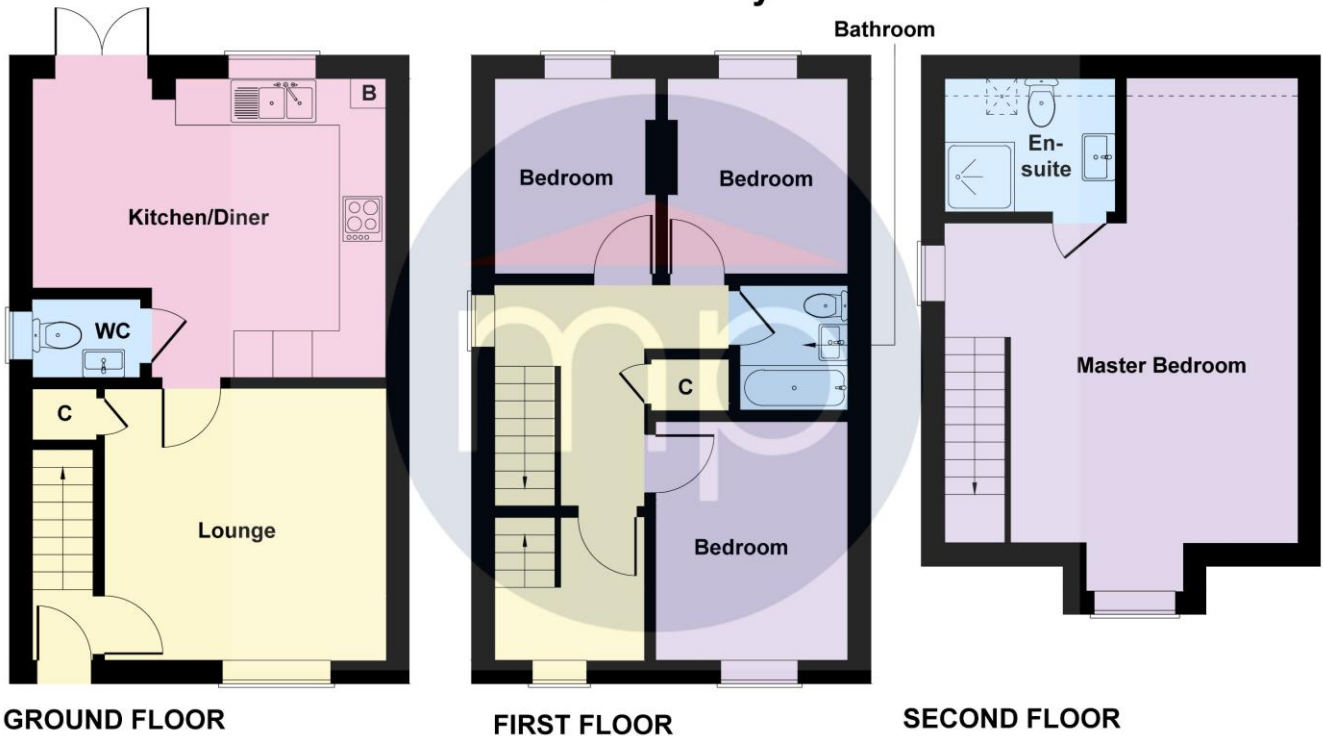
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### 6 Harrier Way



Not to Scale. Produced by The Plan Portal 2023  
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