

## GRASBY CLOSE, NETHERFIELDS, MIDDLESBROUGH, TS3 0QQ



- ▲ Chain Free Sale!
- ▲ Ideal Home for First Time Buyers, Young Couples and Investors Alike!
- ▲ Handy Ground Floor WC
- ▲ Modern & Recently Fitted Kitchen

- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ West Facing Rear Garden
- ▲ Large Open Plan Lounge/Diner
- ▲ Gas Central Heating

**£95,000**

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Chain free sale!

This three bedroom end of terrace (of only three) will make for the perfect home for first time buyers, young couples and investors alike!

Offering a large open plan lounge/diner, modern and recently fitted kitchen, handy ground floor WC, west facing rear garden, three good sized bedrooms, gas central heating and UPVC double glazed windows and exterior doors.

The property comprises entrance hall, ground floor WC, lounge/diner and modern kitchen. On the first floor there are three bedrooms and a family bathroom.

Externally there is a small garden to the front and a rear garden with storage.

### **GROUND FLOOR**

#### **HALLWAY**

UPVC entrance door, radiator and stairs leading to first floor.

#### **LOUNGE/DINER - 7.5m (24'7") x 2.92m (9'7") widening to 3.2m (10'6")**

With gas fire, radiator and sliding door to rear garden.

#### **KITCHEN - 2.97m x 2.03m (9'9" x 6'8")**

High gloss wall drawer and floor units, wood grain effect roll edge worktop, electric oven, four ring gas hob with splash back, stainless steel sink, space for washer, storage cupboard, radiator and UPVC door to rear garden.

#### **WC**

Close coupled toilet and wash basin.

### **FIRST FLOOR**

#### **BEDROOM 1 - 3.89m x 2.84m (12'9" x 9'4")**

With radiator and storage cupboard.

#### **BEDROOM 2 - 2.95m x 3.45m (9'8" x 11'4")**

With radiator and storage cupboard.

#### **BEDROOM 3 - 2.6m x 2.97m (8'6" x 9'9")**

With radiator and storage cupboard.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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**BATHROOM - 1.93m x 1.63m (6'4" x 5'4")**

Close coupled toilet, pedestal wash basin, bath with electric shower and tiled walls.

**EXTERNALLY**

Small front garden and a west facing rear garden with lawn and outhouses.

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

**TO VIEW:** Contact our Middlesbrough office on  
Tel: 01642 254222





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