

## MEDINA GARDENS, BROOKFIELD, MIDDLESBROUGH, TS5 8BN



- ▲ Ideal Purchase for a Buy-To-Let Investor, Young Couple or Single Occupier
- ▲ Central Heating System with a Combi Boiler
- ▲ Modern Kitchen with Stylish Units
- ▲ Bathroom with a Three Piece Suite
- ▲ Two Double Bedrooms
- ▲ Communal Gardens
- ▲ Loft Space for Storage
- ▲ Internal Solid Oak Doors & Fitted Wardrobe with Solid Oak Sliding Doors
- ▲ UPVC Double Glazed Windows & UPVC Front Door

**£78,000**

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A fantastic purchase for either a first time buyer, young couple or a buy-to-let investor.

Features include central heating system with a combi boiler, internal solid oak doors, master bedroom with fitted wardrobe with solid oak sliding doors, laminate flooring, UPVC double glazed windows and exterior door, modern kitchen and bathroom with a three piece suite.

The property briefly comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

With UPVC entrance door, radiator and access to the partially boarded loft space.

#### **LOUNGE - 4.2m x 3.4m (13'9" x 11'2")**

With radiator and woodgrain effect laminate flooring.

#### **KITCHEN - 3.5m x 1.9m (11'6" x 6'3")**

With woodgrain effect wall, drawer, and floor units, roll edge worktop, space for freestanding four ring electric oven, splashback tiles, stainless steel sink, space for fridge freezer, space for washing machine and radiator.

#### **BEDROOM ONE - 4.2m x 3m (13'9" x 9'10")**

With radiator and fitted wardrobe with sliding doors.

#### **BEDROOM TWO - 2.6m x 3.6m (8'6" x 11'10")**

With radiator.

#### **BATHROOM - 1.3m x 2.5m (4'3" x 8'2")**

Comprising close coupled WC, pedestal wash hand basin, bath, tiled walls, storage cupboard and radiator.

### **EXTERNALLY**

#### **PARKING**

Externally there are parking spaces on a first come first served basis.

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

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**AGENTS REF:** - TM/LS/MID250644/04032026

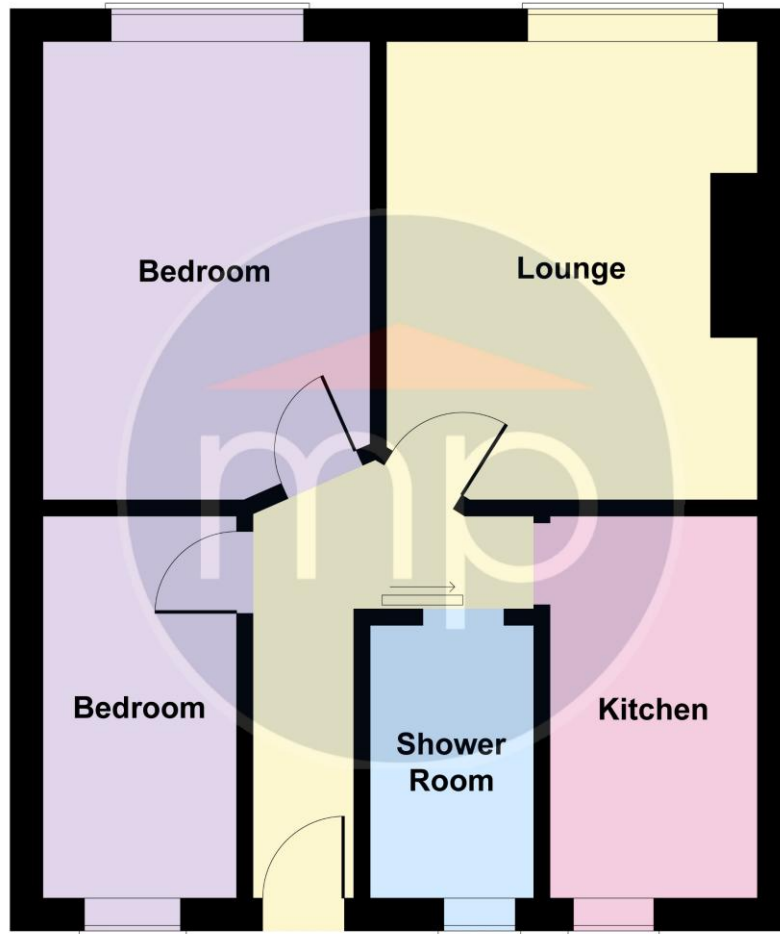
**Council Tax Band:** A      **Tenure:** Leasehold

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



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