

# CRATHORNE CRESCENT, WEST LANE, MIDDLESBROUGH, TS5 4PE



- ▲ A Freshly Upgraded Three Bedroom Semi Detached Home
- ▲ Off Street Parking with An Integral Garage
- ▲ Gas Central Heating with A Combi Boiler

- ▲ Modern Kitchen with High Gloss Units
- ▲ Stylish Bathroom
- ▲ Enclosed Rear Garden
- ▲ Suitable to A Range of Buyers from First Time Buyers to Families & Investors

**£109,950**

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This three bedroom semi-detached home offers a lot and will be suitable to a range of buyers from first time buyers to families and investors.

Notable features include gas central heating with a combi boiler, off street parking with an integral garage, modern kitchen with high gloss units, stylish bathroom, enclosed rear garden and freshly decorated.

The property comprises entrance hall, lounge, kitchen/diner with access to the integral garage. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking with access to the garage and to the rear there is an enclosed garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With UPVC entrance door, cast iron style radiator, staircase to the first floor and woodgrain effect laminate flooring.

##### **LOUNGE - 3.3m x 3.3m (10'10" x 10'10")**

With radiator.

##### **KITCHEN DINER - 5m x 3.3m (16'5" x 10'10")**

With grey high gloss wall, drawer, and floor units, granite effect roll edge worktop, electric oven, five ring gas hob with splashback and stainless steel extractor fan, one and a half bowl sink unit, space for fridge freezer and washing machine, vertical radiator, large storage cupboard, woodgrain effect laminate flooring, UPVC door to the rear garden and connecting door to the integral garage.

#### **FIRST FLOOR**

##### **LANDING**

##### **BEDROOM ONE - 3.4m x 3.3m (11'2" x 10'10")**

With radiator.

##### **BEDROOM TWO - 3.3m x 3.4m (10'10" x 11'2")**

With radiator.

##### **BEDROOM THREE - 1.8m x 2m (5'11" x 6'7")**

With radiator.

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

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**BATHROOM - 1.8m x 2m (5'11" x 6'7")**

Comprising close coupled WC, vanity wash hand basin with mixer tap, shower bath, cladded walls, radiator and spotlights.

**EXTERNALLY**

**INTEGRAL GARAGE - 4.1m x 3.2m (13'5" x 10'6")**

**PARKING & GARDENS**

To the front there is off street parking with access to the garage and a lawned garden. To the rear there is a fence enclosed garden with lawn and patio area.

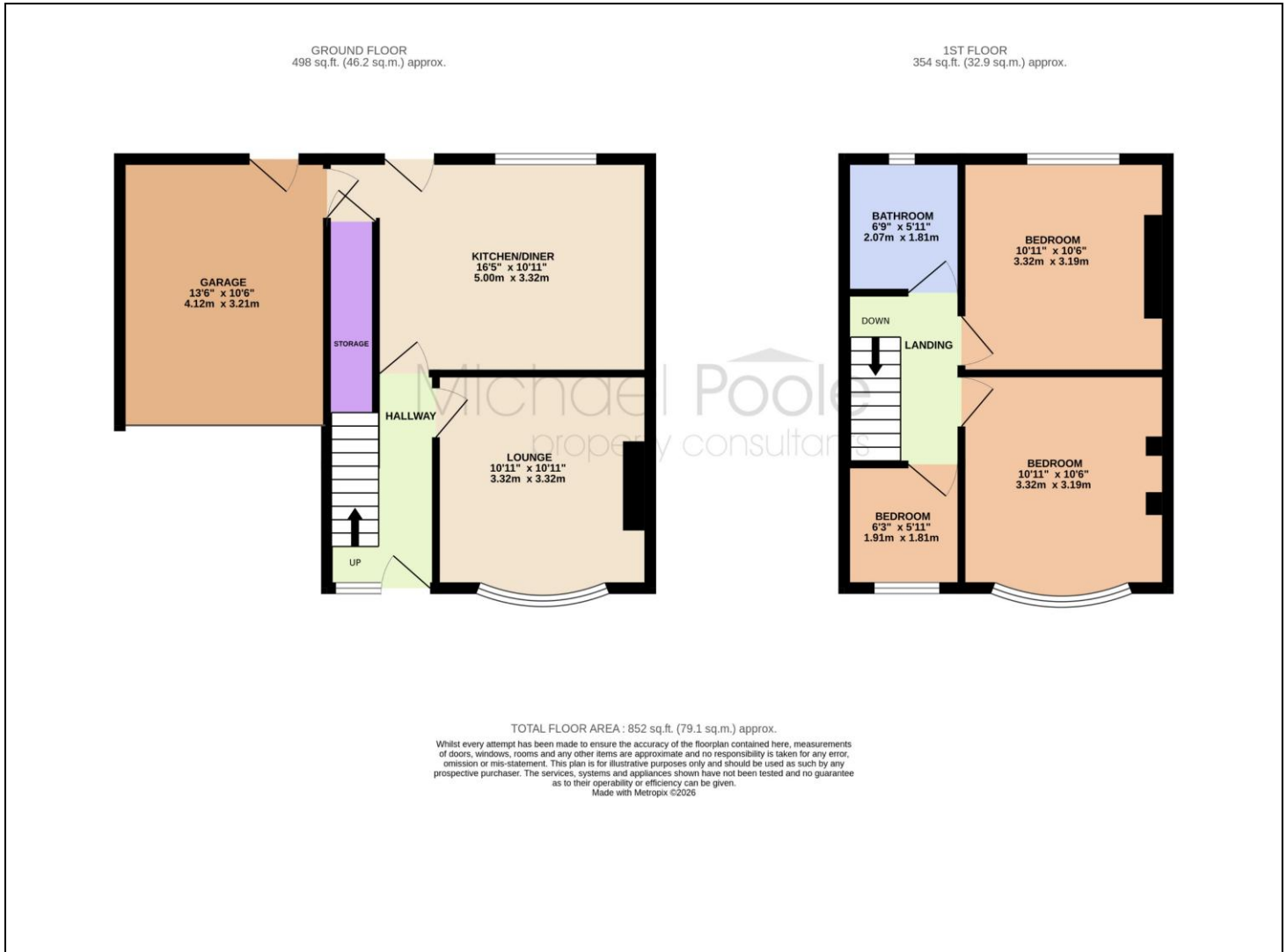
**AGENTS REF:** - TM/LS/MID250650/12012026

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

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

Tel: **01642 254222**





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