

KELD HOUSE GARDENS, THORNTREE, MIDDLESBROUGH, TS3 9EX



- ▲ The Client is Offering an Incentive of £1000 Towards Legal Fees
- ▲ Ideal Modern Family Home
- ▲ Sunroom Extension with Access to Utility Room & Garage
- ▲ Driveway & Garage
- ▲ Ground Floor WC
- ▲ Several Years Remain on the NHBC
- ▲ Good Size Rear Garden
- ▲ Tastefully Decorated Throughout
- ▲ Master Bedroom with En-Suite Shower Room

£165,000

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This lovely modern semi-detached home really ticks all the boxes and is extended. Worthy of particular mention is the light and airy kitchen/diner with French doors leading out to the sunroom extension. Be quick before it's snapped up!

The property comprises entrance hall, lounge, kitchen/diner, WC and sunroom. On the first floor there are three bedrooms with the master having an en-suite as well as a family bathroom. Externally there is off street parking to the front leading to the garage, lawned garden and a good size rear garden.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door, radiator and staircase to the first floor.

LIVING ROOM - 4.7m x 3m (15'5" x 9'10")
With radiator.

KITCHEN/DINER - 2.4m x 4.1m (7'10" x 13'5")
With grey high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink unit, space for fridge freezer and space for dishwasher.

GROUND FLOOR WC - With close coupled WC, wall mounted wash hand basin and radiator.

SUNROOM - 2.8m x 4m (9'2" x 13'1")
With UPVC French doors opening to the rear garden and spotlights in the ceiling.

UTILITY ROOM - 2.2m x 2.6m (7'3" x 8'6")
With space for fridge freezer, space for washing machine, space for dryer, white wall and floor units, roll edge worktop and connecting door to the garage.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.9m x 2.8m (12'10" x 9'2")
With radiator.

EN-SUITE - 1m x 2.8m (3'3" x 9'2")
With close coupled WC, pedestal wash hand basin, shower cubicle, radiator and extractor fan.

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BEDROOM TWO - 3.5m x 4.2m (11'6" x 13'9")

With radiator.

BEDROOM THREE - 3.4m x 2m (11'2" x 6'7")

With radiator.

BATHROOM - 1.8m x 1.9m (5'11" x 6'3")

With close coupled WC, pedestal wash hand basin and bath with splashback cladding.

EXTERNALLY

PARKING, GARDENS & GARAGE - To the front there is off street parking for multiple cars, small lawned garden and access to the garage. To the rear there is a fence enclosed garden with block paved patio and lawn, storage shed.

AGENTS REF: - TM/LS/MID260159/27042026

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

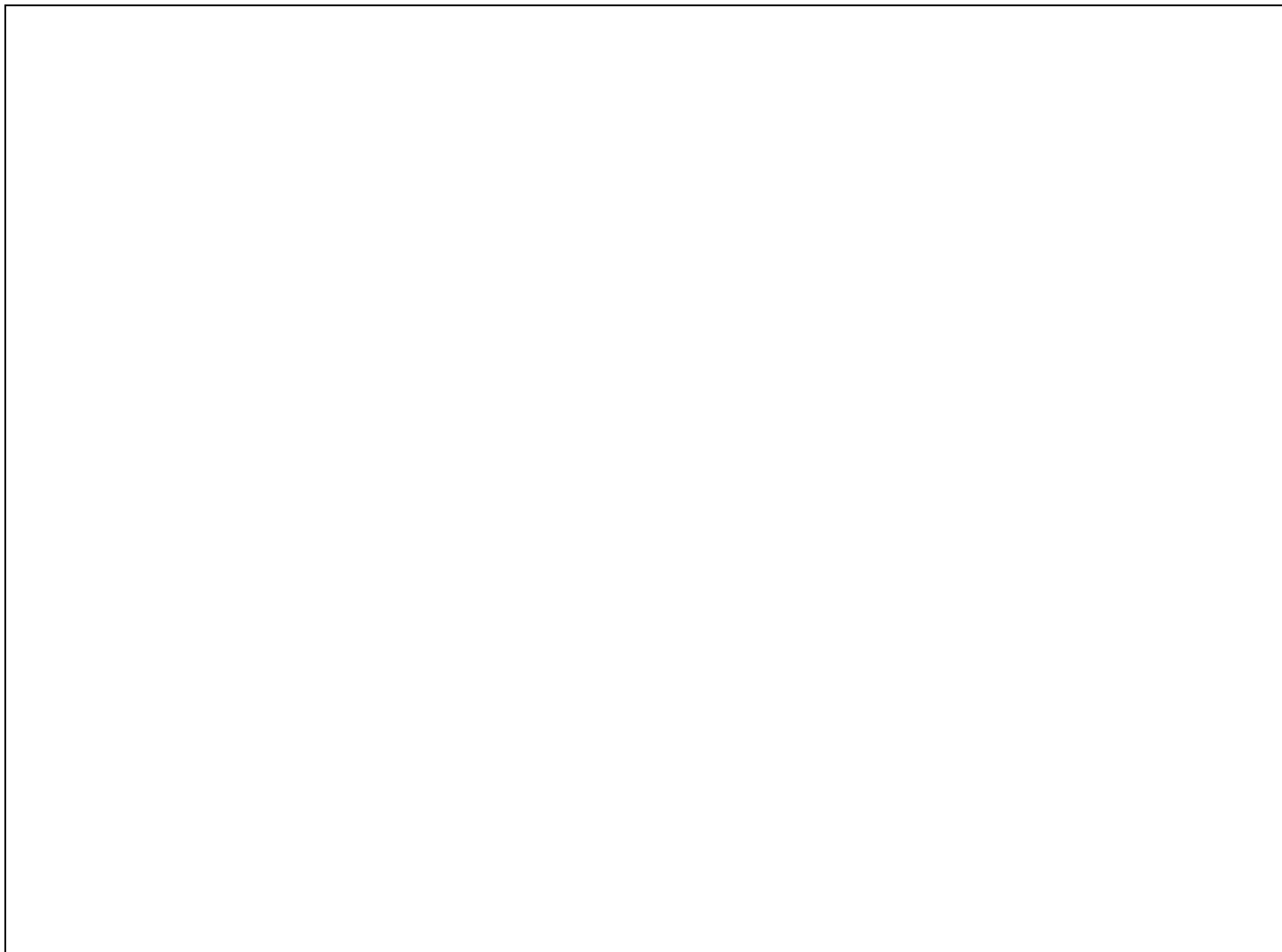
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