

## MOUNT GRACE DRIVE, MIDDLESBROUGH, TS3 8AE

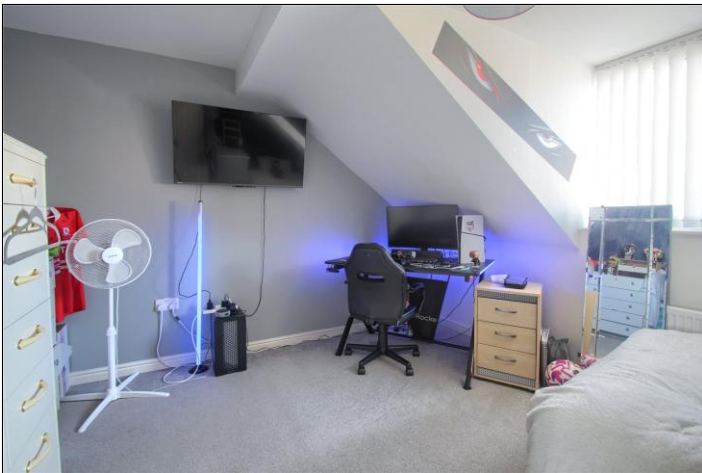


- ▲ A Very Modern & Stylish Semi Detached House with Three Good Size Bedrooms
- ▲ 'Beck View' is Proving to be a Popular Modern Little Development
- ▲ Gleeson Built Home in the Fergus Design
- ▲ Perfect For First Time Buyers, Young Couples & Families Alike!
- ▲ Lounge & Open Plan Kitchen/Diner with Modern High Gloss Style Units
- ▲ Master Bedroom En-Suite
- ▲ Generous Sized Private Facing Rear Garden, Integrated Garage & Driveway for Two Cars
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler

**£163,000**

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'Beck View' is proving to be quite the popular little development at the moment. This Gleeson built home in the Fergus Design is a very modern, stylish and meticulously kept semi-detached house with three bedrooms and is a welcome addition to what is available.

Perfect for first time buyers, young couples and families alike!

As you would expect from such a new place, all the fixtures and fittings are bang up to date, it has a single garage, off street parking for two cars, central heating with a combi boiler and the rear garden is both a good size and private.

Comprising entrance hall, lounge, a handy downstairs toilet and kitchen/diner with modern high gloss style units and built-in oven and hob. The first floor has three good size bedrooms with the master having an en-suite and a family bathroom with a modern white suite.

#### **GROUND FLOOR**

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

#### **LOUNGE - 4.6m x 3m (15'1" x 9'10")**

With radiator.

#### **KITCHEN - 4m x 2.3m (13'1" x 7'7")**

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink with mixer tap, space for washing machine and space for fridge freezer.

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

#### **FIRST FLOOR**

**LANDING** - With loft access.

#### **BEDROOM ONE - 4.0m x 2.7m (13'1" x 8'10")**

With radiator.

#### **EN-SUITE - 2.7m x 1.2m (8'10" x 3'11")**

With close coupled WC, pedestal wash hand basin, shower, radiator and extractor fan.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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## **BEDROOM TWO - 4m x 3.5m (13'1" x 11'6")**

With radiator.

## **BEDROOM THREE - 3.5m x 2.1m (11'6" x 6'11")**

With radiator.

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

With close coupled WC, pedestal wash hand basin, bath, radiator and extractor fan.

## **EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is off street parking for two cars leading to a single garage and to the rear there is a private fence enclosed garden with lawn, patio and access to the rear of the garage.

**AGENTS REF:** - TM/LS/MID260240/14052026

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

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

Tel: **01642 254222**





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