

PARRINGTON PLACE, LAZENBY, MIDDLESBROUGH, TS6 8EQ



- ▲ Semi Detached Property
- ▲ Three Bedrooms
- ▲ Fantastic 0.15 of an Acre Plot
- ▲ Fully Refurbished
- ▲ Huge Scope for Future Development Subject to Planning
- ▲ Ground Floor WC
- ▲ Off Street Parking
- ▲ Substantial Wraparound Gardens

£145,000

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Located in a popular village, close to the local school, this fully refurbished three bedroom semi-detached occupies a plot of over a 10th of an acre and offers huge potential to both investors and family buyers alike, with the property move in ready.

The property has recently undergone a total refurbishment, re-wire, new bathroom, new kitchen, top to bottom decoration and new flooring throughout, to complement the existing central heating and double glazing, whilst enhancing some original features such as period doors, staircase and fireplace tiles.

Externally the chimneys have been capped, new fascia's, soffits, guttering and drainage, with the extensive wraparound garden maintained.

Enquiries have previously been made to the local authority (R & C BC) regarding potential development of the large side garden, with a positive response that they would be open to development of the site, subject to a suitable scheme gaining the necessary planning consents. Renderings of possible schemes for the site are included for illustration purposes of the potential, although these do not constitute any approval for development, buyers should conduct their own due diligence.

Whether it's extending the property to make a substantial family home, building a bungalow or townhouses, a block of garages or a five-a-side football pitch for the kids, the potential is there to see with viewing highly recommended.

GROUND FLOOR

HALL - 4.40m x 1.97m (14'5" x 6'6")

Part glazed UPVC entrance door, under stairs storage cupboard, newly laid wide plank laminate flooring, UPVC window and original panelled doors.

LIVING ROOM - 3.98m x 3.69m (13'1" x 12'1")

A spacious room with neutral decoration, original storage cupboard, radiator and twin UPVC windows.

DINING ROOM - 3.06m x 3.32m (10' x 10'11")

With neutral décor, wide plank laminate flooring, original fireplace, UPVC window and original panelled door to the kitchen.

KITCHEN - 3.53m x 2.33m (11'7" x 7'8")

A newly fitted kitchen with soft closing doors and stainless steel handles, square edge worktops and upstands, integrated electric oven and hob with glass splashback and extractor hood, plumbing for washing machine, radiator, wall mounted Baxi combi boiler, vinyl flooring, downlighters, extractor fan, UPVC window overlooks the substantial rear garden and door to access the WC and storage.

ENTRANCE - 1.84m x 1.81m (6' x 5'11")

Part glazed UPVC entrance door from the rear garden, fully UPVC clad walls, grey oak vinyl flooring, and doors to the WC and storage.

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WC - 0.85m x 1.39m (2'9" x 4'7")

White suite with grey vinyl flooring and UPVC window.

STORAGE - 0.89m x 1.39m (2'11" x 4'7")

Walk-in storage cupboard.

FIRST FLOOR

LANDING - 2.59m (8'6") reducing to 0.90m (2'11") x 2.98m (9'9") reducing to 1.96m (6'5")

With original panelled doors to all rooms, access to the loft space and UPVC window.

BEDROOM ONE - 3.37m x 3.68m (11'1" x 12'1")

A spacious room with crisp white walls and newly laid grey carpet, integrated storage, radiator and UPVC window overlooks the rear garden.

BEDROOM TWO - 3.10m x 3.07m (10'2" x 10'1")

A double room with integrated storage cupboard, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 3.08m x 2.00m (10'1" x 6'7")

A spacious third bedroom with integrated storage and a UPVC window overlooks the front garden and views over the Eston Hills.

BATHROOM - 1.67m x 1.95m (5'6" x 6'5")

A newly fitted white modern suite with over bath electric shower, extractor fan, sleek high gloss vanity storage unit, chrome ladder radiator, fully UPVC clad walls and ceiling, vinyl flooring and UPVC window.

EXTERNALLY

The property sits on a fantastic wraparound plot offering huge scope for future development subject to planning.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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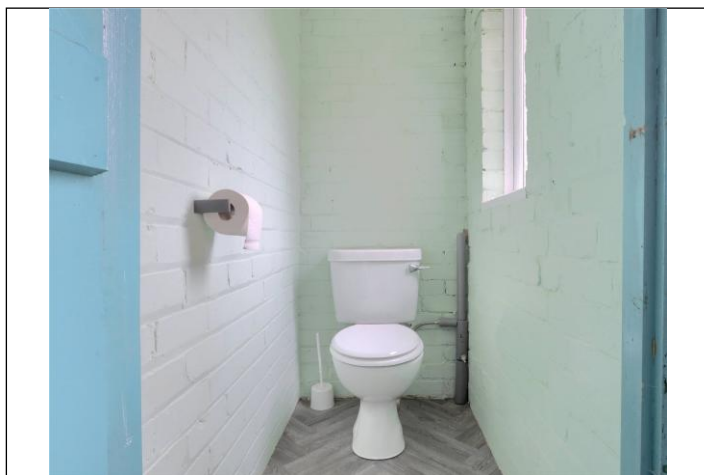
AGENTS REF: - CF/LS/RED250487/19062026

Council Tax Band: A

Tenure: Freehold

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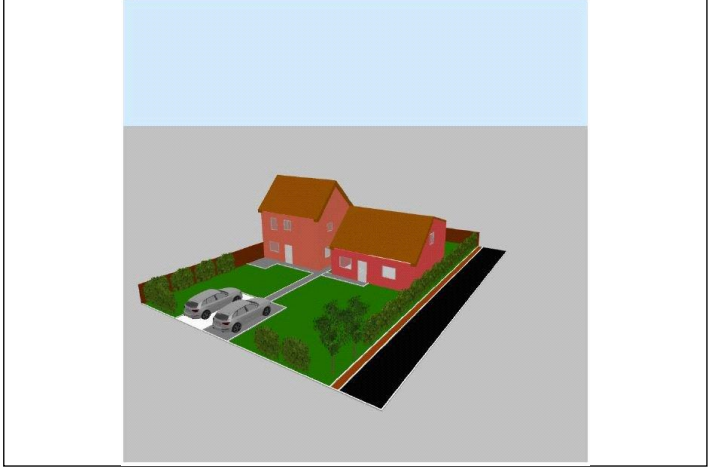
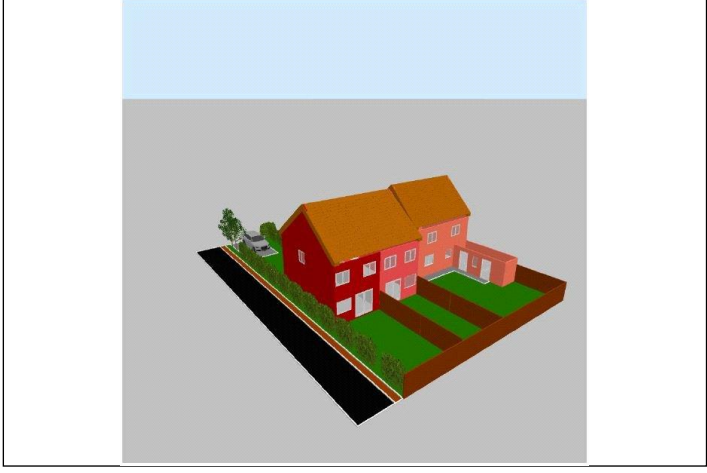
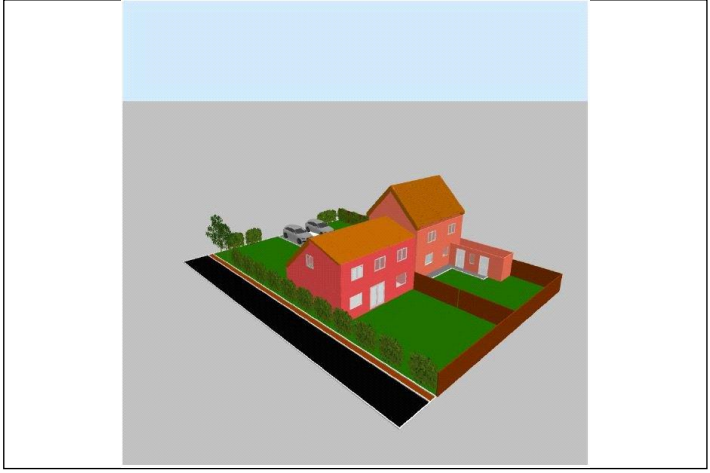
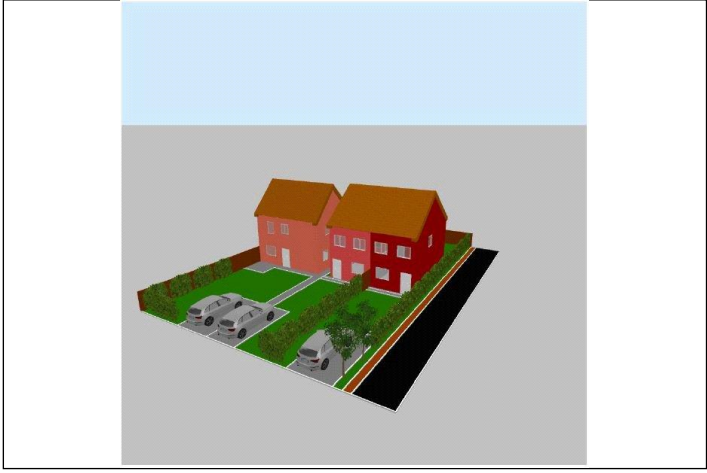
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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