

TRUNK ROAD, MIDDLESBROUGH, TS6 0AB



- ▲ Four Bedroom Semi Detached Property
- ▲ Excellent Generous Corner Position Plot
- ▲ Spacious Family Home Spanning Approximately 1,400 Sq. Ft
- ▲ To Be Sold With or Without Sitting Tenant
- ▲ Conservatory
- ▲ Garages
- ▲ Generous Gated Driveway
- ▲ Wraparound Gardens

£145,000

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This semi-detached property sits on an enviable corner plot with wraparound gardens, gated driveway and twin garages. Internally this spacious property spans approximately 1,400 sq. ft over three floors and is brilliant for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

PORCH - 1.92m x 0.87m (6'4" x 2'10")

Part glazed UPVC entrance door, grey oak vinyl flooring, UPVC windows and part glazed door to the lounge diner.

LOUNGE DINER - 5.62m (18'5") reducing to 3.63m (11'11") x 7.22m (23'8") reducing to 3.27m (10'9")

A fantastic size dual aspect bay windowed room with neutral decoration and feature wall, radiators, twin UPVC windows, staircase to the first floor and doors to the kitchen breakfast room and conservatory.

KITCHEN BREAKFAST ROOM - 3.71m x 3.91m (12'2" x 12'10")

A spacious country style fitted kitchen with roll edge worktops, freestanding electric cooker with tiled splashback and extractor hood, plumbing for washing machine, vinyl flooring, wood panelled walls, downlighters, radiator, UPVC windows, storage cupboard housing the Main combi boiler, and doors to the lounge diner and rear garden.

CONSERVATORY - 3.47m x 3.51m (11'5" x 11'6")

With wide plank wooden flooring, radiator, UPVC windows, ceiling fan/light and part glazed door to the garden.

FIRST FLOOR

LANDING - With original style panelled doors to all rooms, UPVC window and staircase to the second floor.

BEDROOM ONE - 3.75m (12'4") reducing to 3.08m (10'1") x 3.60m (11'10") reducing to 1.82m (6')

A spacious room with integrated wardrobes and cupboard storage, radiator and a UPVC window overlooks the rear garden and Eston Hills.

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BEDROOM TWO - 3.43m x 3.47m (11'3" x 11'5")

A light and bright double room with wide plank oak laminate flooring, radiator and UPVC window.

BEDROOM THREE - 2.27m x 2.47m (7'5" x 8'1")

With neutral decoration and grey carpet, radiator and UPVC window.

BATHROOM - 2.60m (8'6") reducing to 1.85m (6'1") x 1.61m (5'3") reducing to 0.70m (2'4")

A traditional white suite with separate Mira thermostatic shower, UPVC clad walls and shower area, vanity storage, modern style graphite radiator, downlighters and UPVC window.

SECOND FLOOR

LANDING AREA - With Velux style roof window, access to the eaves storage area and door to the fourth bedroom.

BEDROOM FOUR - 4.40m (14'5") including wardrobes reducing to 3.26m (10'8") x 3.43m (11'3") reducing to 1.78m (5'10")

A double room with fitted wardrobe storage, radiator and a Velux style roof window offers open views.

EXTERNALLY

GARDENS & PARKING - The front of the property is laid to lawn with privet hedging wrapping around the property. The rear garden is part paved, part laid to lawn with border planting, gated access to the block paved driveway and side garden offering parking for numerous vehicles.

TWIN GARAGES - With up and over door and roller door access.

AGENTS REF: - CF/LS/RED260027/30012026

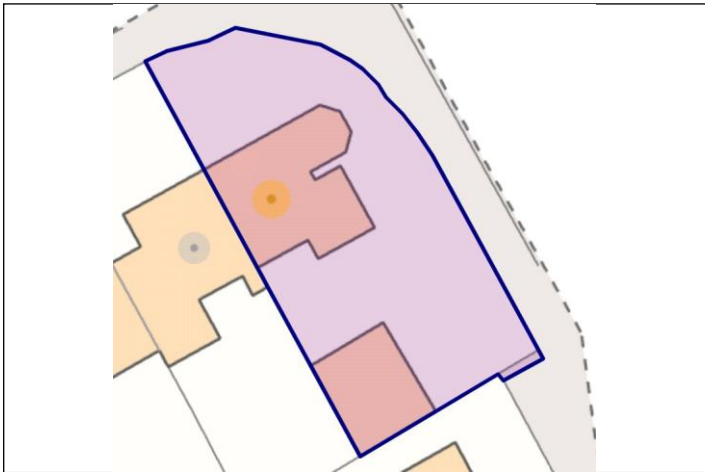
Council Tax Band: B **Tenure:** Freehold

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