

KINGSLEY ROAD, GRANGETOWN, MIDDLESBROUGH, TS6 7LG



- ▲ End Terraced Property
- ▲ Two Double Bedrooms
- ▲ 16ft Kitchen Diner
- ▲ Popular Convenient Location

- ▲ Ideal for First Time Buyer or Buy to Let
- ▲ Off Street Parking
- ▲ Garage
- ▲ South Facing Rear Garden

£79,950

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Located in a popular area of Grangetown, this spacious property is perfect for a first time buyer or as a buy to let and features a generous 16ft kitchen/diner with direct access to the southerly facing rear garden. Early viewing is advised to avoid disappointment.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

Tenure - Freehold

Council Tax Band A

GROUND FLOOR

HALL - 1.07m x 1.02m (3'6" x 3'4")

Part glazed UPVC entrance door, staircase to the first floor, radiator, and door to the living room.

LIVING ROOM – 4m (13'1") reducing to 3.76m (12'4") x 3.68m (12'1")

A spacious light and bright room with feature wall, wood fire surround with marble insert and hearth and living flame gas fire, radiator, and door to the kitchen/diner.

KITCHEN/DINER - 4.98m x 3.2m (16'4" x 10'6")

A good family size room with fitted kitchen with contrasting roll edge worktops, stainless steel sink unit, plumbing for washing machine, freestanding gas cooker, part tiled walls, large under stairs storage cupboard, vinyl flooring flows through to the dining space with radiator, twin UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

BEDROOM ONE - 4.98m (16'4") reducing to 4.06m (13'4") x 3.05m (10') reducing to 1.57m (5'2")

A spacious room with feature wall, neutral carpet, radiator and UPVC window.

BEDROOM TWO - 2.64m x 3.96m (8'8" x 13')

A double room with feature wall, neutral carpet, radiator and UPVC window overlooking the rear garden.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BATHROOM - 2.26m x 1.7m (7'5" x 5'7")

White suite with over bath electric shower with extractor fan, part tiled walls, laminate flooring, radiator, and UPVC window.

EXTERNALLY

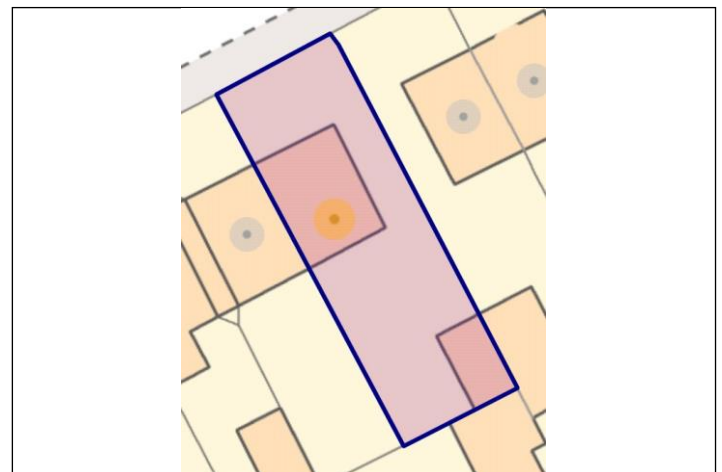
GARDENS, PARKING & GARAGE

Neat lawned frontage with a generous driveway providing off street parking for numerous vehicles and gated access to the rear garden and garage. The southerly facing rear garden is laid to lawn with paved patio area, outdoor tap, and access to the concrete sectional garage via double doors.

AGENTS REF: - CF/LS/EST240007/09042024

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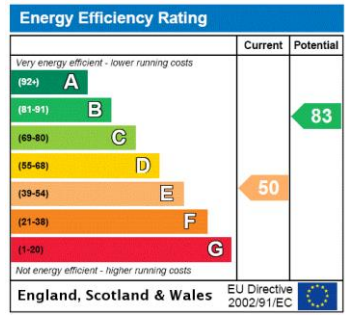


GROUND FLOOR

1ST FLOOR

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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