

MALVERN DRIVE, BROOKFIELD, MIDDLESBROUGH, TS5 8JB



- ▲ An Extended End Terrace House with Three Bedrooms & Three Separate Reception Rooms
- ▲ Nicely Positioned on the Corner of Malvern Drive & Wolsingham Drive
- ▲ Driveway, Detached Garage with a Remote-Controlled Door & a Decent Size Rear Garden

- ▲ Front Lounge, Separate Dining Room & Sitting Room/Ground Floor Bedroom Extension
- ▲ Comfortable 16ft x 12ft All Year-Round Conservatory
- ▲ Well Equipped & Extended 19ft Breakfast Kitchen with Built-In Appliances & Shaker Design Units
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Baxi Combi Boiler

£249,950

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A brilliant opportunity to acquire yourself an extended and particularly nicely positioned end (of only 3) terrace house with the bonus of no onward chain.

It's been well looked after, in good shape and the rear garden is a decent size. Other attractions include a detached single garage and driveway at the rear, UPVC double glazed windows and exterior doors, central heating with a Baxi combi boiler and security alarm system.

The location is great and you're within easy reach of some good schooling, The Oval shops and there's lots of green open spaces nearby.

Comprising entrance hall with a handy downstairs toilet, ground floor bedroom/additional sitting room, front lounge, separate rear dining room, large 16ft x 12ft All Year-Round Conservatory and well equipped 19ft extended breakfast kitchen with good looking Shaker design units and built-in appliances. The first floor has three bedrooms and bathroom with a white suite.

GROUND FLOOR

ENTRANCE HALL - White UPVC entrance door with double glazed insert, staircase to the first floor with square spindles and utility meter cupboard below and radiator.

CLOAKROOM/WC - With a white low-level WC, wash hand basin and extractor fan.

GROUND FLOOR BEDROOM/ADDITIONAL SITTING ROOM - 3.68m (12'1") into depth of wardrobes x 3.35m (11')
Fitted wardrobes across one wall with sliding doors, separate built-in cupboard housing a Baxi gas fired combination boiler and radiator.

LOUNGE - 4.06m (13'4") into depth of bay window x 3.78m (12'5") into depth of alcoves
Living flame gas fire with surround and radiator.

SEPARATE DINING ROOM - 3.35m (11') x 3.45m (11'4") into depth of alcoves
Tiled floor, radiator and UPVC double glazed sliding door opening into

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64-66 Borough Road, Middlesbrough, TS1 2JH

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LARGE REAR CONSERVATORY - 5.03m x 3.8m (16'6" x 12'6")

Comfortable all year-round conservatory with a pleasant private rear garden aspect. Brick dwarf wall construction with UPVC double glazed windows, UPVC double glazed French doors, two radiators, fitted window blinds and exposed wooden flooring.

EXTENDED BREAKFAST KITCHEN - 5.94m (19'6") x 2.08m (6'10") reducing to 2.3m (7'7")

Good looking range of oak style shaker design wall, drawer and floor cupboards, marble effect roll top work surfaces with tiled splashbacks and a single drainer stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel Range cooker with stainless steel splashback and stainless-steel extractor canopy. Integrated 70/30 split fridge freezer, integrated dishwasher, and integrated washing machine. Tiled floor, radiator, UPVC double glazed door into the conservatory and separate UPVC double glazed exterior door.

FIRST FLOOR

LANDING - With access to the loft space.

BEDROOM ONE - 4.27m (14') into depth of bay window x 3.3m (10'10") into depth of wardrobes

Fitted wardrobes with sliding doors and radiator.

BEDROOM TWO - 3.43m (11'3") x 3.35m (11') into depth of wardrobes

Fitted wardrobes with sliding doors and radiator.

BEDROOM THREE - 2.5m x 2.24m (8'2" x 7'4")

With radiator.

BATHROOM - With a white three-piece suite comprising corner bath with mixer shower attachment, wash hand basin with half pedestal and dual flush close couple WC. Co-ordinated fully tiled walls and tiled floor.

EXTERNALLY

GARDENS - The front garden has a pattern concrete patio area and a low garden wall. Side access leads to an easily managed hard landscaped north westerly facing rear garden with a full width timber decked patio, stone patio area and loose stone beds. A UPVC door opens into the garage, there is a gate onto the driveway and a lean to UPVC double glazed garden room/potting shed.

GARAGE - At the rear of the property (approached from Wolsingham Drive) is a single driveway and a detached brick-built garage with an electric remote control roller door, electric supply and lighting laid on, pitched and tiled roof and a rear access door.

AGENTS REF: - IM/LS/MID220471/15072022

Council Tax Band: **Tenure:** Freehold

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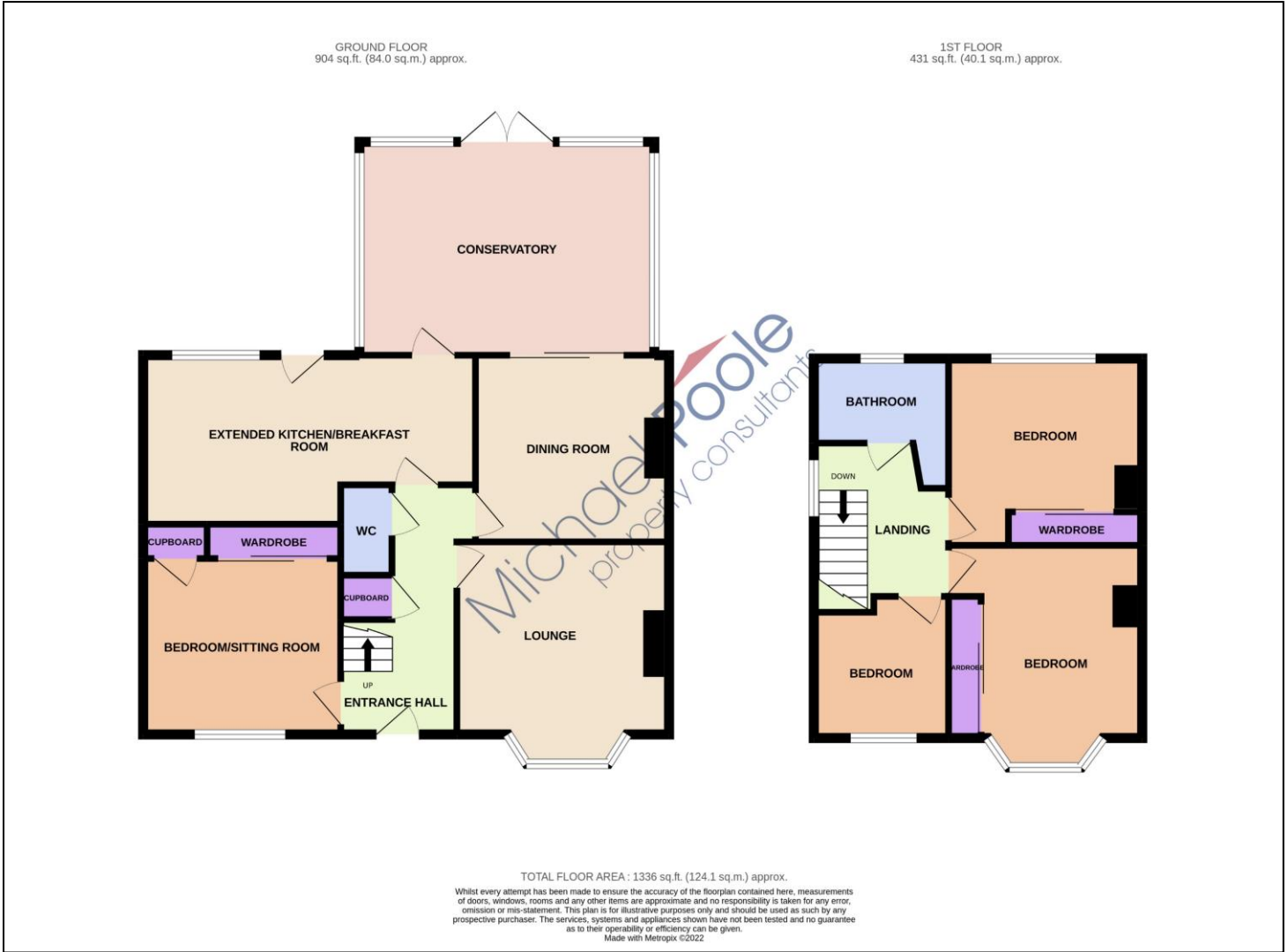


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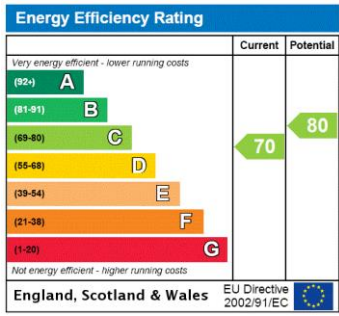


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