

LIVINGSTONE ROAD, NORTH ORMESBY, MIDDLESBROUGH, TS3 6ET



- ▲ Chain Free Sale
- ▲ Situated in a Quiet No Through Road
- ▲ Refurbished & Refined Interior with No Expense Spared
- ▲ Hive Central Heating System with a Potterton Combi Boiler
- ▲ Roof Retiled in 2021
- ▲ Level 3 Survey Available for the Purchaser
- ▲ Decking Overlooking the West Facing 100ft Rear Garden
- ▲ UPVC Double Glazed Windows installed in 2017
- ▲ Basement/Storage Area Accessible Via the Garden
- ▲ Recently Paved Driveway
- ▲ Original Cast Iron Fireplace with Pattern Tiled Surround in the Master Bedroom
- ▲ Recently Fitted Wardrobes in Keep with the Character of the Property

£135,000

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Properties like this are very special, having had original features restored such as a cast iron fireplace and in keep fitted wardrobes.

Perfect for first time buyers and young families looking for a home offering a 100ft rear garden, ample living space over both floors and much more! Local shops and weekly markets just a short walk away as well as some good schooling.

The property comprises entrance vestibule, hallway, lounge, dining room and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking on a newly paved driveway to the front as well as a 100ft rear garden.

GROUND FLOOR

ENTRANCE VESTIBULE - Grey composite entrance door, radiator, storage cupboard and woodgrain effect laminate flooring.

HALLWAY - With radiator, solid wood flooring and staircase to the first floor.

LOUNGE - 4.2m x 3.56m (13'9" x 11'8")

With radiator, solid wood flooring and open fireplace with space an electric flame effect fire.

DINING ROOM - 4.2m x 3.7m (13'9" x 12'2")

With radiator and solid wood flooring.

KITCHEN - 4.2m (13'9") x 4.42m (14'6") reducing to 2.82m (9'3")

With grey shaker design wall, drawer, and floor units, wood block worktop, space for large gas cooker, space for washing machine, half height integrated fridge and freezer, one and a half bowl sink unit, vertical radiator, solid wood flooring and patio door opening to the decking area overlooking the garden.

FIRST FLOOR

LANDING - With storage cupboard and spotlights.

BEDROOM ONE - 4.2m x 3.56m (13'9" x 11'8")

With original cast iron fireplace with patterned tiled surround, fitted wardrobes in-keep with original features and radiator.

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BEDROOM TWO - 3.23m x 3.53m (10'7" x 11'7")

With radiator, fitted wardrobe and storage cupboard housing the Potterton combi boiler.

BEDROOM THREE - 2.29m x 2.34m (7'6" x 7'8")

With radiator and fitted wardrobes.

BATHROOM - 1.83m (6') x 3.07m (10'1") reducing to 1.6m (5'3")

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with overhead shower, chrome towel radiator, tiled walls and floor, extractor fan and spotlights to the ceiling.

EXTERNALLY

PARKING - To the front there is off street parking on a recently paved driveway.

REAR GARDEN - The rear garden features a decking area leading out from the kitchen with steps leading down to the 100ft west facing garden.

AGENTS REF: - TM/LS/MID230001/09022024

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

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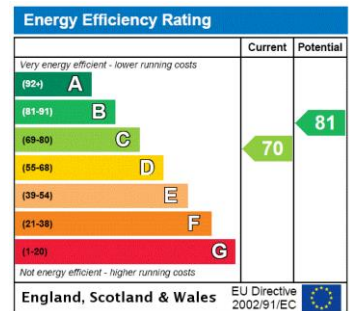


34 Livingstone Road



GROUND FLOOR **FIRST FLOOR**
 Not to Scale. Produced by The Plan Portal 2024
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