

**MOUNT GRACE DRIVE, BECK VIEW, CARGO FLEET LANE,  
MIDDLESBROUGH, TS3 8AE**



- ▲ Reduced to Sell
- ▲ Garage Converted to Allow Space for a Dining Room & Separate Playroom
- ▲ Bi-Folding Doors Leading to the Garden
- ▲ Block Paved Driveway with Parking for Two Cars
- ▲ Rear Garden with a Sandstone Patio & Lawn
- ▲ Gas Central Heating with a Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Master Bedroom Has an En-Suite Shower Room
- ▲ Ideal for First Time Buyers & Young Couples Alike

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What a superb starting point for first time buyers or young couples looking for a three bedroom detached home offering both ground floor and first floor living space.

Features include a block paved drive with parking for two cars, converted garage to allow for a dining room and playroom, bi-folding doors open to the rear garden, master bedroom en-suite, good size rear garden with a sandstone patio and lawn, gas central heating with a combi boiler, UPVC double glazed windows, modern kitchen with high gloss grey units and a ground floor WC.

The property comprises entrance hall, lounge, kitchen/diner, playroom, and ground floor WC. On the first floor there are three bedrooms, the master having an en-suite shower room and there is a family bathroom.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 1.47m x 1.22m (4'10" x 4')**

With white composite entrance door, radiator, staircase to the first floor, half height wood panelling and woodgrain effect laminate flooring.

##### **LOUNGE - 4.52m x 2.92m (14'10" x 9'7")**

With radiator and woodgrain effect laminate flooring.

##### **KITCHEN/DINER - 2.26m (7'5") increasing to 3.23m (10'7") x 6.88m (22'7")**

Grey handleless wall, drawer, and floor units with Quartz worktops, four ring gas hob with Quartz splashback and extractor fan, electric oven, integrated microwave and grill, full size fridge and full size freezer, integrated dishwasher, space for washing machine and space for a dryer. Grey vertical radiator, tile effect laminate flooring and bi-folding doors open to the rear garden.

##### **GROUND FLOOR WC - 1.55m x 0.84m (5'1" x 2'9")**

Comprising close coupled WC, wall mounted wash hand basin, radiator, tile effect laminate flooring and half height wood panelling.

##### **PLAYROOM - 2.41m x 1.75m (7'11" x 5'9")**

With radiator and woodgrain effect laminate flooring.

**TO VIEW: Tel: 01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## FIRST FLOOR

### **LANDING**

With loft access and half height wood panelling.

### **BEDROOM ONE - 4.04m x 2.8m (13'3" x 9'2")**

With fitted wardrobes around bed and radiator.

### **EN-SUITE - 2.8m x 1.04m (9'2" x 3'5")**

Comprising close coupled WC, pedestal wash hand basin, shower, tile effect cladding, tile effect lino flooring, radiator, and extractor fan.

### **BEDROOM TWO - 4.1m (13'5") reducing to 2.06m (6'9") x 3.56m (11'8")**

With radiator and woodgrain effect laminate flooring.

### **BEDROOM THREE - 2.06m x 3.53m (6'9" x 11'7")**

With radiator and woodgrain effect laminate flooring.

### **BATHROOM - 1.83m x 1.96m (6' x 6'5")**

Comprising close coupled WC, pedestal wash hand basin, bath, radiator, tile effect lino flooring and extractor fan.

## EXTERNALLY

### **PARKING & GARDEN**

To the front there is a block paved driveway providing off road parking for two cars and to the rear there is a fence enclosed garden with lawn and sandstone patio area.

**AGENTS REF:** - TM/LS/MID230006/09022024

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

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Tel: **01642 254222**





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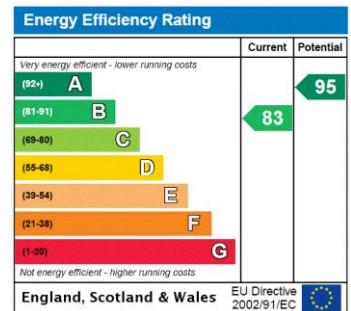
Exterior view of a Michael Poole property consultants storefront at night, illuminated by blue neon lights. The storefront has large glass windows displaying property listings.

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