

THE CRESCENT, LINTHORPE, MIDDLESBROUGH, TS5 6SQ



- ▲ Sunny South Facing Rear Garden
- ▲ Modern Taylor Wimpey Semi Detached Home with Four Bedrooms
- ▲ Plenty of Off Street Parking & Detached Garage
- ▲ Central Heating System with a Combi Boiler
- ▲ Handy WC & Utility
- ▲ Open Plan Kitchen/Diner

Offers Over £305,000

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Ideal family home with plenty of living space for a growing family! There's some good schooling in the area too.

Notable features include off street parking for multiple cars, detached garage, modern kitchen, handy utility, and WC, south facing rear garden with a lawn and patio area and central heating system with a combi boiler.

The property comprises entrance hall, ground floor WC, 20ft sitting room with a large bay window, modern and open plan kitchen/diner, and utility. On the first floor there are four bedrooms (the master with an en-suite) and a family bathroom. Externally to the front there is ample off street parking with a detached garage and to the rear a sunny and good sized rear garden with a patio and lawn.

GROUND FLOOR

ENTRANCE HALL - With black composite entrance door, staircase to the first floor, under stairs cupboard and radiator.

WC - With close coupled WC, pedestal wash hand basin with splashback tiles and radiator.

SITTING ROOM - 6.25m x 3.2m (20'6" x 10'6")

With radiator and flame effect electric fire in surround.

KITCHEN DINER - 5.9m (19'4") reducing to 3.58m (11'9") x 3.94m (12'11") increasing to 5.16m (16'11")

With white wall, drawer, and floor units, granite worktop, five ring gas cooker with granite splashback, ceramic sink, integrated microwave, and integrated fridge freezer. Spotlights to the ceiling, radiator and double doors open to the rear garden.

UTILITY - With white drawer units, roll edge worktop, stainless steel sink, space for washing machine, space for dryer, radiator, wall mounted Worcester combi boiler, and a composite door opens to the driveway.

FIRST FLOOR

LANDING - 1.88m x 3.6m (6'2" x 11'10")

With loft access and radiator.

BEDROOM ONE - 4.17m x 3.23m (13'8" x 10'7")

With radiator.

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EN-SUITE - With close coupled WC, pedestal wash hand basin, shower cubicle with thermostat mixer shower, radiator, slate effect laminate flooring, extractor fan and spotlights to the ceiling.

BEDROOM TWO - 4.47m x 3.25m (14'8" x 10'8")
With radiator.

BEDROOM THREE - 4.04m x 2.5m (13'3" x 8'2")
With radiator.

BEDROOM FOUR - 2.82m x 2.51m (9'3" x 8'3")
With radiator and cupboard over the bulkhead.

BATHROOM - 1.8m x 1.88m (5'11" x 6'2")
With close coupled WC, pedestal wash hand basin, bath with Triton Enrich electric shower unit, white tiled walls, slate effect laminate flooring, radiator, spotlights, and extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is ample off road parking, a neat lawned garden and path leading to the entrance door. To the rear there is a fence enclosed south facing garden with patio and lawn.

DETACHED GARAGE

AGENTS REF: - TM/LS/MID230017/08022023

Council Tax Band: E **Tenure:** Freehold

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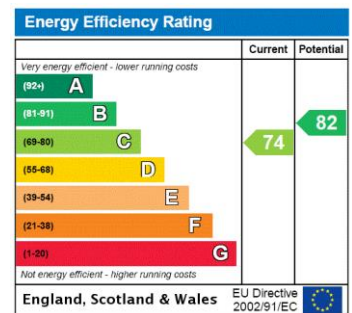


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