

THE FAIRWAYS, LADGATE LANE, MIDDLESBROUGH, TS5 7YZ



- ▲ A Stunning Six Bedroom Detached Executive Residence Within This Exclusive Development off Ladgate Lane in Middlesbrough
- ▲ Occupying A Generous Plot Extending to 0.27 Acres or Thereabouts with the Property Spanning Approximately 3800 Sq. Ft
- ▲ Established Gardens to Front, Side & Rear, Parking for Multiple Vehicles & A Double Garage
- ▲ Features Include Nicely Presented Lounge, Separate Dining Room & Sitting Room
- ▲ Outstanding Breakfast Kitchen with Quality Units, Granite Worktops & Integrated Appliances
- ▲ Six Bedrooms with Two Master Suites with En Suite Facilities & Dressing Rooms
- ▲ Spacious Family Bathroom, Utility Room & Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Prestigious Location with Excellent Access to Local Schooling & Transport Links
- ▲ Early Internal Viewing Comes Highly Recommended

Offers Over £600,000

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GROUND FLOOR

ENTRANCE HALL - 2.44m x 5.23m (8' x 17'2")

LOUNGE - 6.9m x 5.23m (22'8" x 17'2")

DINING ROOM - 6.58m x 3.5m (21'7" x 11'6")

SITTING ROOM - 3.15m x 6.9m (10'4" x 22'8")

KITCHEN DINER - 4.11m x 6.9m (13'6" x 22'8")

UTILITY ROOM - 2.44m x 4.5m (8' x 14'9")

WC - 2.44m x 2.24m (8' x 7'4")

FIRST FLOOR

LANDING

MASTER SUITE ONE - 7m x 5.23m (23' x 17'2")

STUDY - 2.44m x 3.7m (8' x 12'2")

DRESSING ROOM ONE - 2.3m x 3.56m (7'7" x 11'8")

EN-SUITE ONE - 2.84m x 3.56m (9'4" x 11'8")

MASTER SUITE TWO - 6.6m x 4.27m (21'8" x 14')

DRESSING ROOM TWO - 3.12m x 1.7m (10'3" x 5'7")

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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EN-SUITE TWO - 3.38m x 1.7m (11'1" x 5'7")

BEDROOM THREE - 3.48m x 2.62m (11'5" x 8'7")

BEDROOM FOUR - 3.45m x 2.54m (11'4" x 8'4")

BEDROOM FIVE - 3.15m x 2.54m (10'4" x 8'4")

BEDROOM SIX - 3.15m x 2.54m (10'4" x 8'4")

FAMILY BATHROOM - 3.15m x 2.62m (10'4" x 8'7")

EXTERNALLY

DOUBLE GARAGE - 6.6m x 6.12m (21'8" x 20'1")

With two roller doors and internal access door to the utility room.

PARKING - A large concrete imprint driveway providing off road parking for multiple vehicles.

GARDENS - Front, side and rear gardens laid to lawn, the rear with a southerly aspect and patio and decking areas.

AGENTS REF: - JF/LS/MID230076/20022023

Council Tax Band: G **Tenure:** Freehold

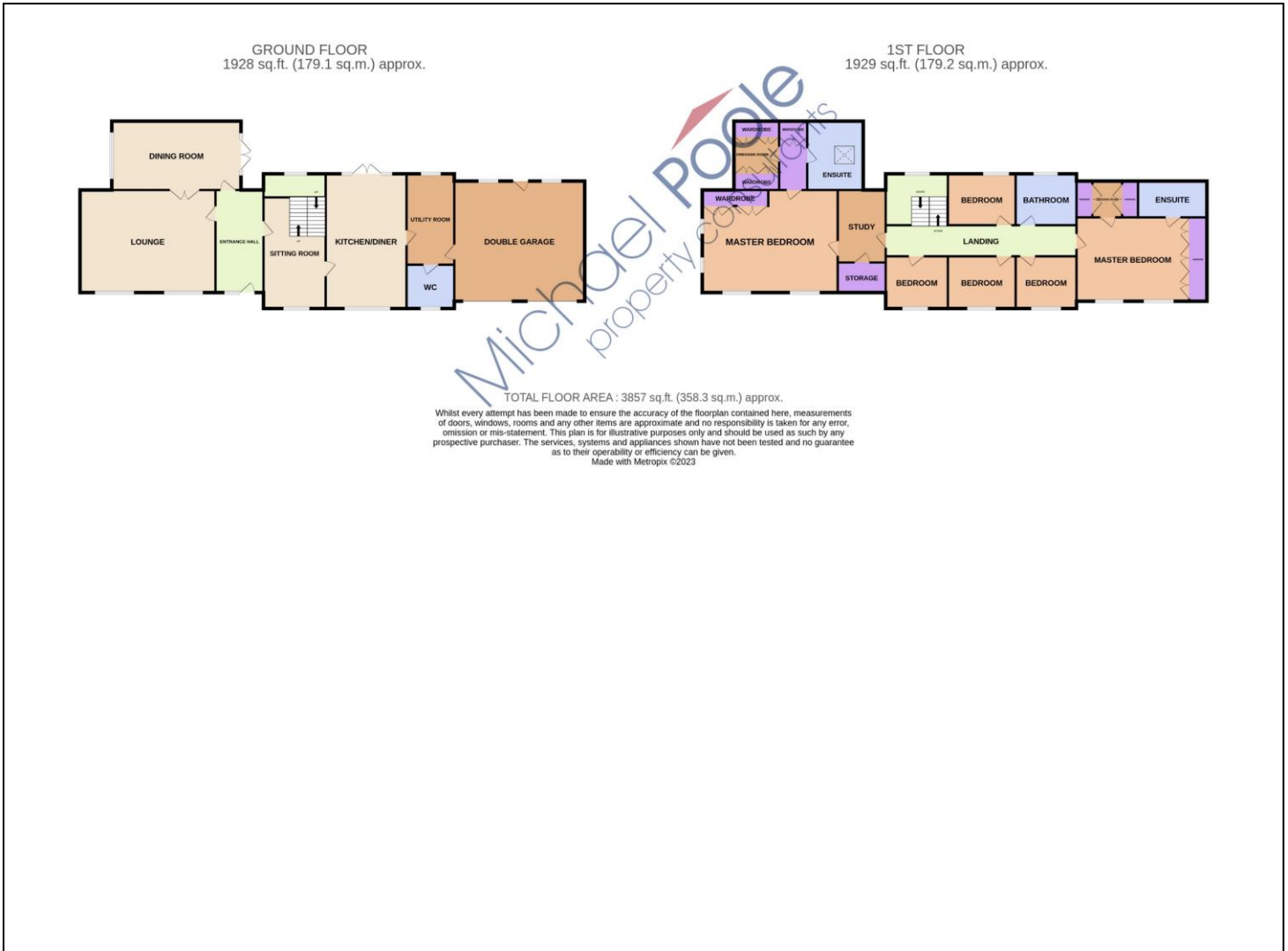
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Tel: **01642 254222**

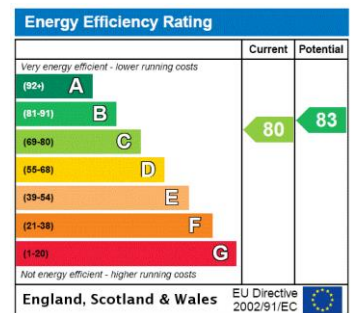


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