

KELVIN GROVE, PARK END, MIDDLESBROUGH, TS3 7RU



- ▲ A Really Good Looking Three Bedroom Semi
- ▲ Modern Kitchen with Grey High Gloss Units
- ▲ Four Piece Bathroom with a Roll Top Bath & Separate Shower Cubicle

- ▲ Within Walking Distance of Good Schooling & Shops
- ▲ CCTV as an Optional Extra
- ▲ Gas Central Heating with a Combi Boiler

£95,950

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A really good looking three-bedroom semi with a modern kitchen with grey high gloss units, CCTV as an optional extra and a four piece bathroom with a roll top bath and separate shower cubicle.

GROUND FLOOR

LOUNGE - 6.12m (20'1") reducing to 4.11m (13'6") x 3.78m (12'5")

Black composite entrance door straight into the lounge with two radiators, staircase to the first floor, electric flame effect fire and woodgrain effect laminate flooring.

KITCHEN - 6.12m x 2.06m (20'1" x 6'9")

With grey high gloss wall, drawer, and floor units, wood block effect roll edge worktop, freestanding four ring gas cooker with stainless steel extractor fan, integrated full size fridge and freestanding freezer, space for washing machine, radiator, UPVC door French doors to the rear garden, and tiled floor.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.8m x 2.92m (12'6" x 9'7")
With radiator and fitted wardrobes.

BEDROOM TWO - 2.84m x 2.8m (9'4" x 9'2")
With radiator and fitted wardrobes.

BEDROOM THREE - 1.75m (5'9") increasing to 2.92m (9'7") x 0.9m (3'2") increasing to 2m (6'7")
With radiator.

BATHROOM - 2.92m x 2m (9'7" x 6'7")

With modern white four-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, roll top bath and walk-in double shower. Two chrome towel radiators and spotlights to the ceiling.

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

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EXTERNALLY

GARDENS - To the front there is a neat open plan lawned garden with brick wall boundary and iron fencing and to the rear there is a fence enclosed garden with patio and access to the outhouses.

AGENTS REF: - TM/LS/MID230617/31102023

Council Tax Band: A **Tenure:** Freehold

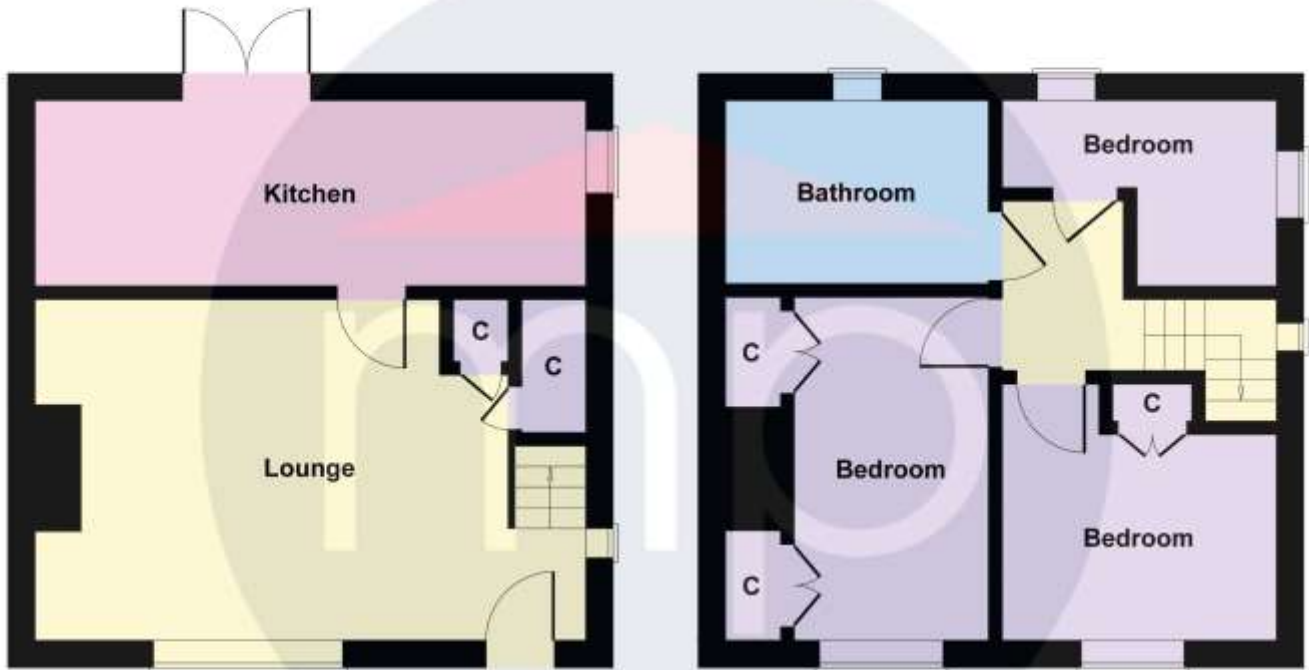
TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222



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27 Kelvin Grove



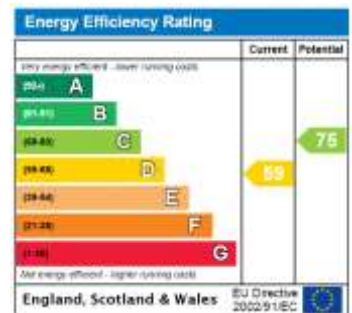
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023

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