

## MALVERN DRIVE, BROOKFIELD, MIDDLESBROUGH, TS5 8JT



- ▲ A Sizeable Extended Semi Detached House
- ▲ Sure To Be of Particular Interest to Young Growing Families
- ▲ Four Bedrooms, The Large Master Bedroom Has a Modern White Shower Room En-Suite
- ▲ L' Shaped Open Plan Kitchen/Diner with Good Looking Modern Units & Built-In Appliances
- ▲ Single Garage & Ample Parking on The Wide Driveway
- ▲ Cleverly Converted Loft Has Created Some Useful Extra Space
- ▲ 25ft Lounge with A Working Open Fire
- ▲ Handy Downstairs Toilet & Utility Room
- ▲ UPVC Double Glazing & Composite Front Door
- ▲ Central Heating with A Combi Boiler

**Offers in the region of £245,000**

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Certain to be of particular interest to a young growing family, this extended semi-detached house has a very 'Family Friendly' layout and is really pleasingly positioned within easy reach of some great schooling & lots of green open spaces.

Numerous attractions include a single garage, a wide driveway and ample car parking space, UPVC double glazed windows and a modern composite front door, private rear garden, central heating with a combi boiler and the loft space has been cleverly converted to create some additional, very useful space which is currently being utilised as a teenager's bedroom (no building regs, sorry).

Comprising briefly entrance hall with a cloakroom/WC, 25ft lounge with an attractive cast iron working open fire, large L' shaped open plan kitchen/diner with good looking modern cream cabinets, integrated appliances, and a handy utility room. The first floor has the sizeable double master bedroom with a modern white shower room en-suite, three further bedrooms (two roomy double and a large single) and family bathroom with a white suite.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Modern navy composite entrance door with double glazed inserts, staircase to the first floor with turned spindles and cupboard below and radiator.

**CLOAKROOM/WC** - With a white dual flush close couple WC, pedestal wash hand basin, radiator and handy built-in under stairs storage cupboard.

**THROUGH LOUNGE - 7.72m (25'4") into depth of bay window x 4.04m (13'3") reducing to 3.3m (10'10")**

Attractive cast iron working open fire with picture tile inlay and reproduction surround, woodgrain effect laminate flooring, moulded ceiling cornice, two radiators and connecting door into ...

**L' SHAPED OPEN PLAN KITCHEN DINER - 5.49m (18') x 2.5m (8'2") in the Kitchen Area and increasing to 5.8m (19') in the dining area**

Fitted with a good looking range of modern cream wall, drawer and floor cabinets with soft close doors, oak block effect roll top work surfaces with matching upstands, ceramic tiled splashbacks and a single drainer stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel electric double oven and five burner gas hob with stainless steel extractor canopy. Integrated fridge, freezer, and dishwasher. There is a vaulted ceiling in the dining area with two rear facing Velux rooflight windows and chrome LED spotlights, UPVC double glazed French doors open onto the rear garden, radiator, handy built-in cupboard with an Ideal gas fired combination boiler, woodgrain effect laminate flooring and connecting door into ...

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

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## UTILITY ROOM - 3.4m x 1.42m (11'2" x 4'8")

Space and plumbing for washing machine and space for an automatic dryer, woodgrain effect laminate flooring, radiator, and UPVC exterior door with double glazed insert opening onto the driveway.

## FIRST FLOOR

**LANDING** - Fitted paddle style staircase leads up to the loft conversion.

**MASTER BEDROOM - 4.37m (14'4") x 3.96m (13') increasing to 5.44m (17'10") into depth of recess**

With fitted wardrobes, radiator and connecting door into ...

**SHOWER ROOM EN-SUITE** - With a modern white suite comprising quadrant shower enclosure with Mira electric shower unit, pedestal wash hand basin and dual flush close couple WC. Radiator and extractor fan.

**BEDROOM TWO - 3.66m (12') x 3.63m (11'11") into depth of fitted wardrobes**

With fitted wardrobes and radiator.

**BEDROOM THREE - 3.4m (11'2") x 3.35m (11') into depth of fitted wardrobes**

Modern fitted wardrobes with sliding doors and radiator.

**BEDROOM FOUR - 2.6m (8'6") x 2.5m (8'2") into depth of fitted wardrobes**

Fitted wardrobes with sliding doors and radiator.

**FAMILY BATHROOM** - With a white three-piece suite comprising panelled bath with thermostat mixer shower and side screen, vanity wash hand basin with cabinet below and close couple WC. Co-ordinated fully tiled walls and radiator.

**LOFT CONVERSION - 3.35m (11') x 3.6m (11'10") plus depth of sloping eaves**

The loft space has been cleverly converted to create some useful extra space which is currently utilised as a teenager's bedroom. There is a rear facing rooflight window, radiator, and easy access into the eaves storage space. No building regulations or approvals.

## EXTERNALLY

**GARDENS** - There is neat front lawn with low garden wall and decorative wrought iron railings and a private patio style rear garden with a raised timber decked patio, paved patio, rockery flowerbed and connecting door into the garage.

**GARAGE** - A wide concrete driveway provides ample car parking space and leads to a single brick built garage with an electric remote controlled roller door, pitched and tiled roof, rear access door and electric supply and lighting laid on.

**AGENTS REF:** - TM/LS/MID230624/07022024

**Council Tax Band:** C

**Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on

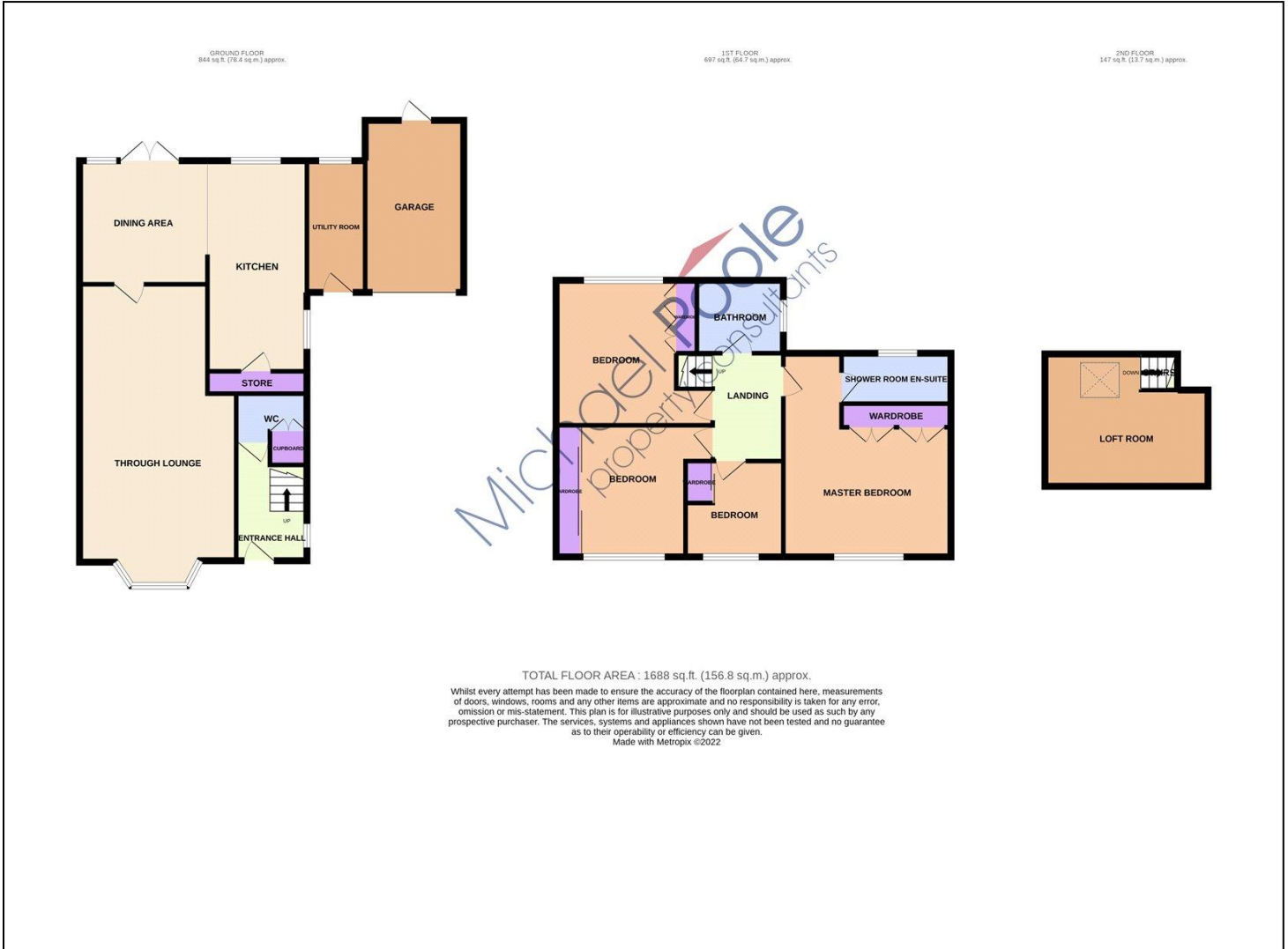
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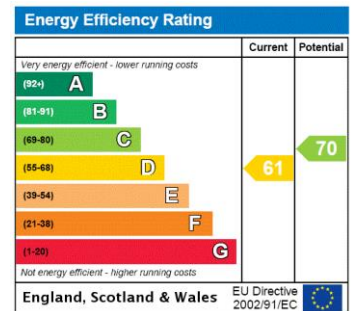


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