

# PEMBERTON CRESCENT, BEECHWOOD, MIDDLESBROUGH, TS4 3DQ



- ▲ Chain Free Sale!
- ▲ Perfect for First Time Buyers & Young Couples Alike
- ▲ Recently the Subject of a Renovation with a Pristine Finished Look

- ▲ Ample Off Street Parking with a Large Double Garage
- ▲ Gas Central Heating with a Quality Baxi DuoTec Combi Boiler
- ▲ Smart Modern Kitchen with Shaker Design Units

**£140,000**

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A really good starting point for first time buyers as it's recently been renovated meaning you can move straight in!

Features include gas central heating system with a quality Baxi DuoTec combi boiler, UPVC double glazed windows, smart modern kitchen with shaker design units, ample parking with a handy double garage, and the property has been re-wired in recent years.

The property comprises entrance hall, lounge, and kitchen. On the first floor there are three bedrooms and a bathroom. Externally to the front there is a neat open plan lawned garden and access to the double garage to the rear with a shared driveway. To the rear there is a west facing fence enclosed lawned garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 3.73m x 1.83m (12'3" x 6')**

UPVC entrance door with double glazed insert, radiator, and staircase to the first floor.

##### **LOUNGE - 5.8m x 3.8m (19' x 12'6")**

With radiator and woodgrain effect laminate flooring.

##### **KITCHEN - 4.45m x 3.53m (14'7" x 11'7")**

With grey shaker design wall, drawer, and floor units, electric oven, four ring electric hob with integrated extractor fan and black splashback, space for integrated fridge freezer, space for washing machine, stainless steel sink unit, woodgrain effect laminate flooring, pantry, radiator and UPVC door to the lobby.

**LOBBY** - With access to the rear and WC.

**WC** -

#### **FIRST FLOOR**

**LANDING** - With storage cupboard housing the Baxi DuoTec combi boiler.

##### **BEDROOM ONE - 5.2m x 3.28m (17'1" x 10'9")**

With radiator and built-in storage cupboard.

##### **BEDROOM TWO - 3.35m x 3.18m (11' x 10'5")**

With radiator and built-in storage cupboard.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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### **BEDROOM THREE - 3.35m x 2.06m (11' x 6'9")**

With radiator and built-in storage cupboard.

**BATHROOM** - White suite comprising panelled bath, pedestal wash hand basin and WC.

### **EXTERNALLY**

**GARDENS & GARAGE** - To the front there is a neat lawned garden and a shared driveway leading to the garage. To the rear there is a fence enclosed garden with off street parking.

**AGENTS REF:** - TM/LS/MID230692/28112023

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

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

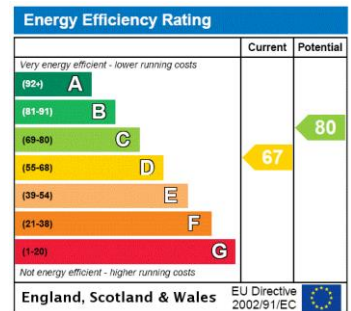


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