

## SPENCER ROAD, MIDDLESBROUGH, TS6 9BH



- ▲ Great Starting Point for First Time Buyers & Young Couples Alike!
- ▲ No Expense Has Been Spared
- ▲ Gas Central Heating with a Combi Boiler

- ▲ Off Street Parking
- ▲ Private Southerly Facing Rear Garden
- ▲ Kitchen/Diner with Modern Style Units

£130,000

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Great starting point for first time buyers and young couples alike!

Featuring off street parking, private southerly facing rear garden, gas central heating with a combi boiler, kitchen/diner with modern style units, stylish shower room and access to the converted outhouses that run along the property.

The property comprises entrance hall, lounge, and kitchen/diner. On the first floor there are three bedrooms (one having a walk-in wardrobe) and family shower room.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 3.96m x 1.83m (13' x 6')**

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

##### **LOUNGE - 3.89m x 3.76m (12'9" x 12'4")**

With electric flame effect fire in surround, radiator, and woodgrain effect laminate flooring.

##### **KITCHEN/DINER - 5.8m x 2.67m (19' x 8'9")**

With handleless wall, drawer, and floor units, marble effect worktop, electric oven, five ring gas hob, stainless steel sink with mixer tap, integrated dishwasher, space for freestanding fridge freezer, electric flame effect fire, patio door to the rear garden, tiled flooring, and small walk-in pantry.

##### **UTILITY/OUTHOUSES - 3.4m (11'2") increasing to 6.9m (22'8") x 2.87m (9'5")**

With running water and mains electric connected.

#### **FIRST FLOOR**

##### **LANDING**

With loft access and storage cupboard housing the boiler.

##### **BEDROOM ONE - 3.12m x 2.97m (10'3" x 9'9")**

With radiator, woodgrain effect laminate flooring and walk-in wardrobe.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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### **BEDROOM TWO - 2.74m x 3.76m (9' x 12'4")**

With radiator, woodgrain effect laminate flooring and storage cupboard.

### **BEDROOM THREE - 2.18m x 2.67m (7'2" x 8'9")**

With radiator and woodgrain effect laminate flooring.

### **SHOWER ROOM - 1.65m x 2.29m (5'5" x 7'6")**

Comprising close coupled WC with hidden cistern, vanity wash hand basin, walk-in double shower, black towel radiator, extractor fan, cladded walls, and wood block effect vinyl flooring.

### **EXTERNALLY**

#### **PARKING & GARDEN**

To the front there is off street parking and to the rear there is a private entrance garden with lawn and patio.

**AGENTS REF:** - TM/LS/RED230846/06022024

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

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

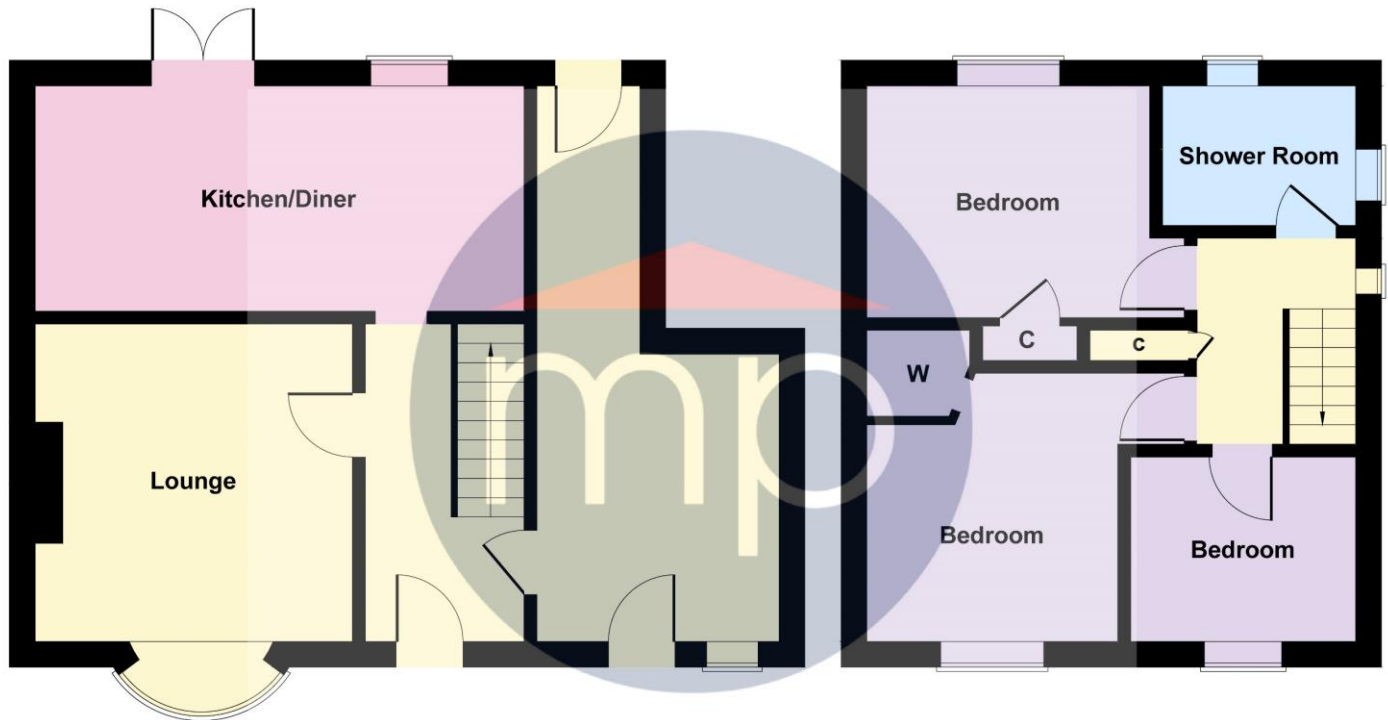
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### 28 Spencer Road

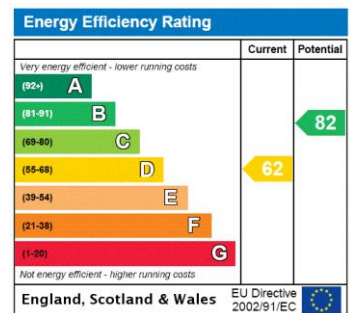


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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