

WINSTON DRIVE, MIDDLESBROUGH, TS6 9LX



- ▲ Dormer Bungalow
- ▲ Three Bedrooms
- ▲ Highly Popular Residential Area
- ▲ Modern High Gloss Fitted Kitchen
- ▲ 16ft Living Room

- ▲ Gated Driveway
- ▲ Gardens
- ▲ Garage
- ▲ No Chain Sale

£139,950

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Offered for sale with no chain, this nicely presented well-loved family home ticks plenty of boxes and benefits from an upgraded modern style kitchen with separate utility. Early viewing is essential to appreciate this property.

GROUND FLOOR

ENTRANCE - 0.69m x 1.68m (2'3" x 5'6")

Fully glazed UPVC entrance door with decorative lead work and further fully glazed sliding door to the hall.

HALL - 2.08m (6'10") reducing to 0.79m (2'7") x 3.96m (13') reducing to 1.68m (5'6")

An L' shaped hallway with radiator, panelled doors to all rooms and staircase to the first floor.

LIVING ROOM - 3.4m x 4.88m (11'2" x 16')

A spacious traditionally decorated room with decorative fire surround with marble insert and hearth and living flame gas fire, feature wall lighting, radiator and UPVC window.

KITCHEN BREAKFAST ROOM - 2.67m x 3.2m (8'9" x 10'6")

A modern style high gloss fitted kitchen with soft closing doors and square edge worktops and upstands. Integrated appliances include an electric oven and hob with glass splashback and stainless steel extractor hood, brushed stainless steel sockets and switches, radiator, UPVC window and door to the utility.

UTILITY - 3.05m x 1.83m (10' x 6')

With plumbing for washing machine, cupboard storage, radiator, sliding patio door to the rear garden and further part glazed door to the driveway.

BEDROOM TWO - 3.4m (11'2") including wardrobes x 3.3m (10'10")

A double room with full length fitted sliding wardrobes, radiator and UPVC window overlooking the rear garden.

BEDROOM THREE - 2.67m x 2.92m (8'9" x 9'7")

Currently used as a snug, this generous 3rd bedroom benefits from neutral decoration, radiator and UPVC window overlooking the front garden.

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BATHROOM - 1.7m x 2.13m (5'7" x 7')

Traditional coloured suite with over bath Mira thermostatic shower, fully tiled walls, non-slip vinyl flooring, radiator and UPVC window.

FIRST FLOOR

LANDING - 2.74m x 1.98m (9' x 6'6")

With storage cupboard and door to access the vast loft space with lighting.

BEDROOM ONE - 3.35m x 4.01m (11' x 13'2")

With traditional style decoration, radiator, UPVC window, and storage cupboard housing the hot water tank.

EXTERNALLY

GARDENS & PARKING

The front of the property benefits from a neat lawned frontage with border planting and double gated concrete driveway with access to the garage. The rear garden is laid to lawn with paved pathways, patio area and thoughtful border planting.

GARAGE - 2.7m x 5.03m (8'10" x 16'6")

With power, light, shelved storage and handy side access door to the rear garden.

AGENTS REF: - CF/LS/RED240008/10042024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Eston office on

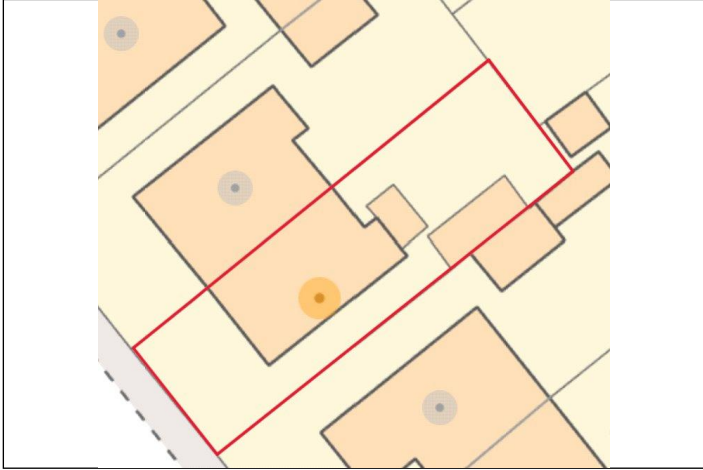
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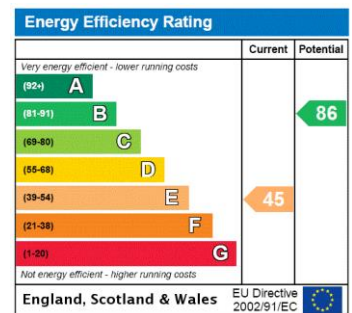


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