



High Street Middlesbrough, TS7 9AG

A traditional, double fronted 4 bedroom cottage offering updated, modernized living space whilst maintaining many original period features. Tastefully refurbished to make the perfect family home, this deceptively spacious property benefits in brief from; An ultra-modern kitchen with built in appliances, open plan living/dining room, guest WC, four generous bedrooms and a modern bathroom with shower over bath. Externally there is a pleasant and very private South facing rear garden and two dedicated parking spaces for off road parking. Situated to the highly desirable residential area of Ormesby, known for its areas of outstanding natural beauty, quality Schools and further range of local amenities. **SOLD WITH NO CHAIN**



An Exceptional 4 Bedroom Modernized Cottage

Free-Flowing Open Plan Living Space

Two Off Road Parking Spaces & A South Facing Rear Garden

Beautiful Modern High Gloss Kitchen With Integrated Appliances

Downstairs Guest WC

SOLD WITH NO ONWARD CHAIN

Fixed Price £129,950

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ENTRANCE HALL

Timber glazed door to dining kitchen and door to WC, stairs to first floor.

KITCHEN 19' 11" x 10' 5" (6.07m x 3.17m)

A modern range of high gloss white and coffee coloured soft closing wall, base and drawer units with contrasting work surfaces, inset five ring gas hob, black extractor hood over, inset double oven and grill, one/half composite sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, space for a free standing fridge freezer, two wall mounted tower radiators, LED spotlights to ceiling, tiled flooring, opening to the lounge/dining room, PVCu double glazed window and external multi-locking door to the rear garden.

GUEST WC 4' 3" x 7' 3" (1.29m x 2.21m)

Dual flush WC, hand wash basin, chrome ladder radiator, PVCu double glazed window and tiled flooring.

LIVING ROOM 12' 10" x 11' 5" (3.91m x 3.48m)

PVCu double glazed French doors leading to the rear garden, central heated radiator, opening to the dining room.

DINING ROOM 9' 8" x 8' 10" (2.94m x 2.69m)

PVCu double glazed bay window, central heated radiator, wall mounted feature fire and original exposed timber beam to ceiling.

FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom, loft access hatch for storage.

BEDROOM ONE 11' 10" x 13' 5" (3.60m x 4.09m)

A double bedroom with PVCu double glazed window, central heated radiator and fitted wardrobes.

BEDROOM TWO 9' 3" x 16' 8" (2.82m x 5.08m)

A second double bedroom with PVCu double glazed window, central heated radiator and double built in wardrobes.

BEDROOM THREE 9' 7" x 10' 4" (2.92m x 3.15m)

A third double bedroom with PVCu double glazed window, central heated radiator and cupboard housing the Baxi duo tech combination boiler.

BEDROOM FOUR 8' 0" x 10' 5" (2.44m x 3.17m)

A larger than average single bedroom with PVCu double glazed window, central heated radiator and storage cupboard.

BATHROOM 6' 3" x 7' 2" (1.90m x 2.18m)

Panelled bath, rainfall shower and glass screen over, hand wash basin, dual flush WC, half tiled walls, tiled flooring and spotlights to ceiling.

EXTERNALLY

FRONT GARDEN

Enclosed stone patio front garden with border wall and gate.

REAR GARDEN

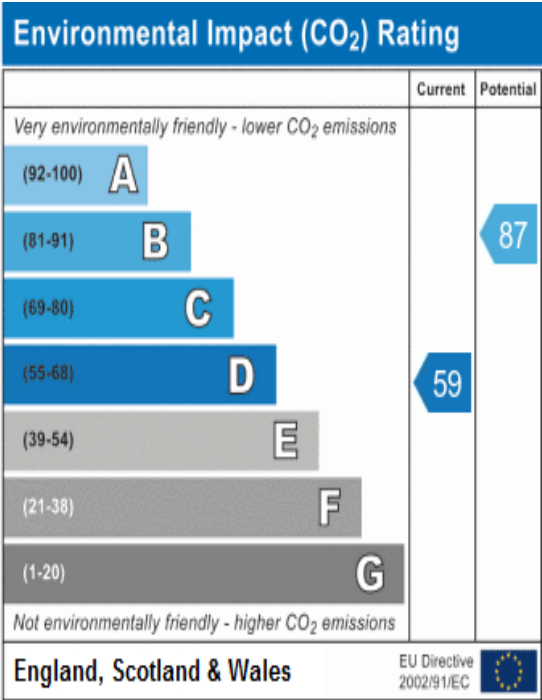
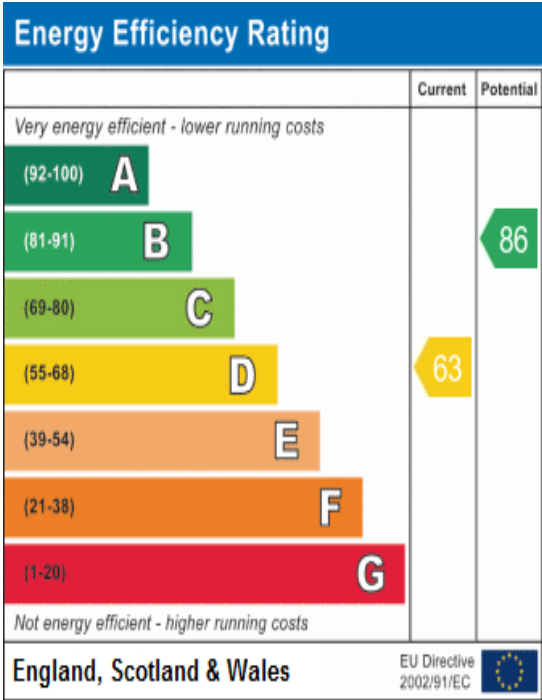
A private enclosed, South facing rear lawned garden.

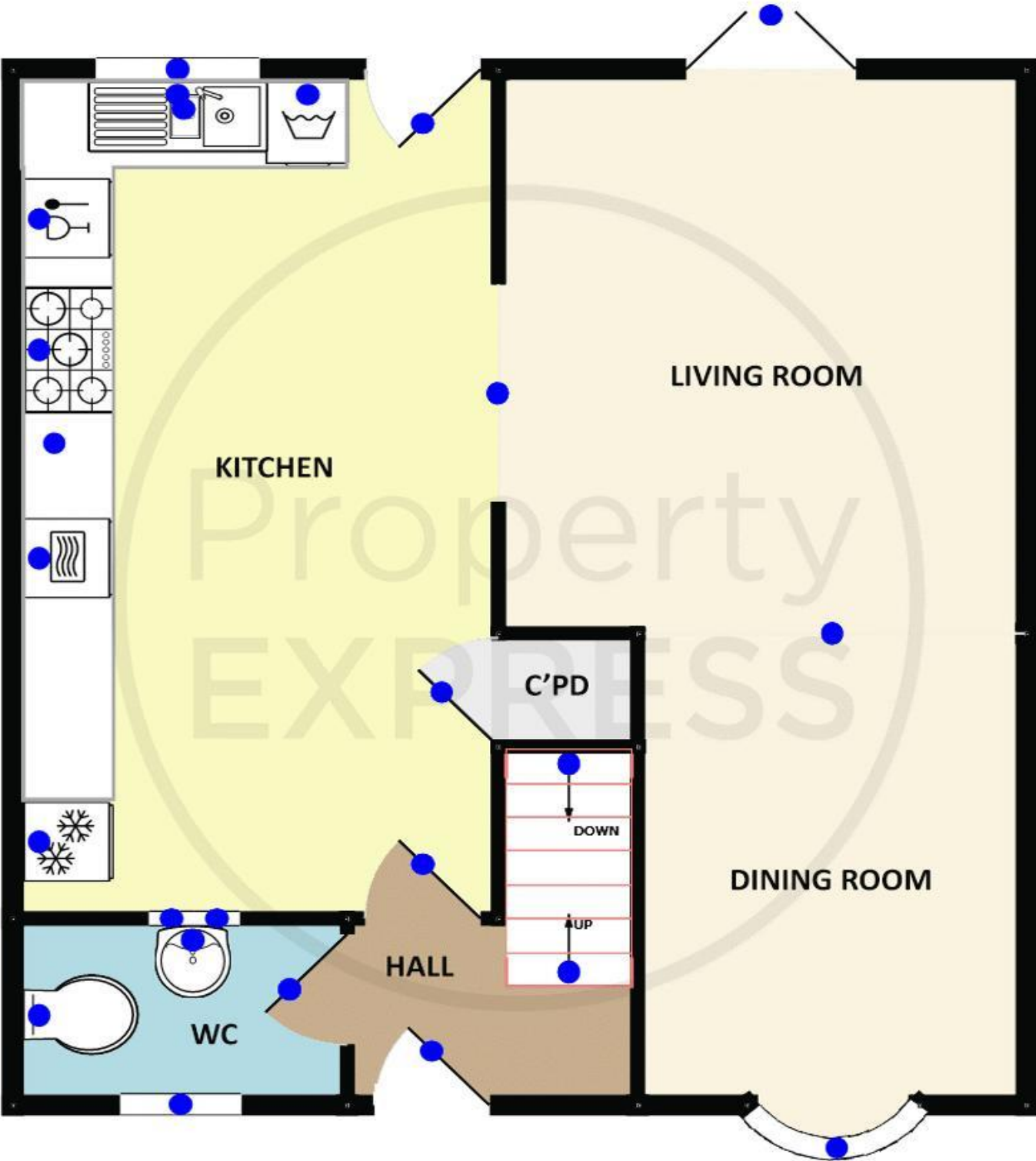
OFF ROAD PARKING

Two off road parking spaces belonging to the property.



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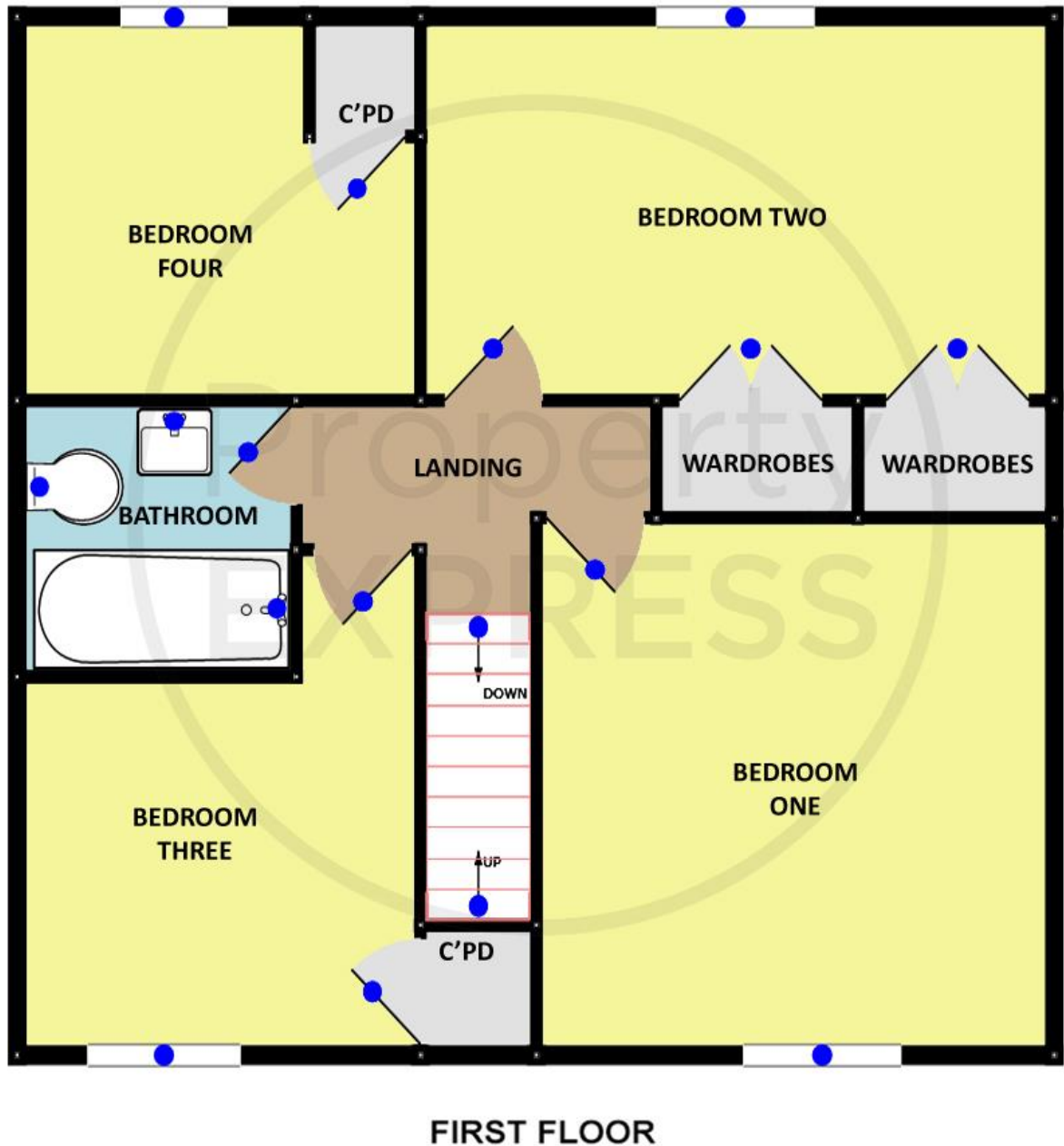




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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