



**Gresham Road, Middlesbrough TS1 4LJ**

**welcome to**

## **Gresham Road, Middlesbrough**

This spacious three-bedroom property offers generous accommodation throughout, enhanced by impressive high ceilings and well-proportioned rooms.

### **Entrance Hall**

Enter through UPVC double glazed door, laminate style flooring, stairs to first floor, coved corning, under stair storage, alarm system.

### **Lounge**

24' 10" x 11' 10" ( 7.57m x 3.61m )

UPVC double glazed bay window to front, coved corning to ceiling, dado rails, UPVC double glazed stained glass window to rear, radiator.

### **Dining Room**

14' x 9' 4" ( 4.27m x 2.84m )

UPVC double glazed window to side, coved corning, laminate style flooring, radiator.

### **Kitchen**

9' x 8' 10" ( 2.74m x 2.69m )

UPVC double glazed window to side, fitted kitchen with a range of wall and base units with contrasting roll top work surfaces, recess for appliances, stainless steel splash back, tiled splash back, extractor fan, sink with draining board and mixer tap, tiled walls, tiled flooring, access to downstairs bathroom.

### **Downstairs Bathroom**

Toilet, bath with shower attachment, built in storage cupboard, vanity style wash hand basin, UPVC double glazed frosted window to side, radiator, tiled walls, extractor.

### **Landing**

Built in storage cupboard.

### **Separate W/C**

Toilet, UPVC double glazed frosted window to side, pedestal wash hand basin, radiator, tiled walls, built in storage.

### **Bedroom 1**

15' 11" x 12' 8" ( 4.85m x 3.86m )

Obscure shaped room, UPVC double glazed bay window to front, radiator.

### **Bedroom 2**

13' 5" x 9' 6" ( 4.09m x 2.90m )

UPVC double glazed window to rear, radiator, coved corning.

### **Bedroom 3**

11' 8" x 10' 2" ( 3.56m x 3.10m )

UPVC double glazed window to rear, radiator, void loft access.

### **Externally Rear Garden**

Enclosed rear yard.

### **Front Garden**

On-street parking.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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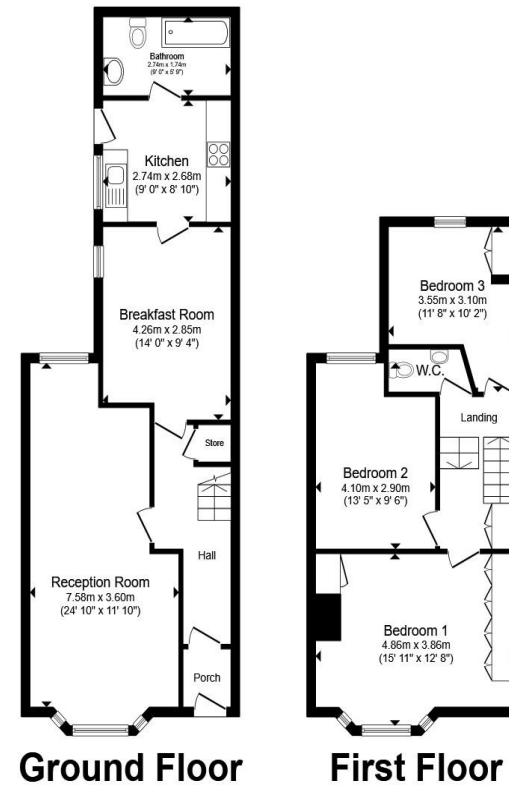
welcome to

## Gresham Road, Middlesbrough

- GREAT INVESTMENT OPPORTUNITY
- IDEAL FOR FIRST TIME BUYERS
- DOWNSTAIRS BATHROOM
- REAR YARD
- ON-STREET PARKING

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£100,000**



Total floor area 108.2 m<sup>2</sup> (1,164 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
MAR112543 - 0002

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