



**Church Lane, Middlesbrough TS5 7EQ**

**welcome to**

## **Church Lane, Middlesbrough**

Recently renovated to an exceptional standard throughout, this beautifully presented four-bedroom semi-detached home offers stylish and versatile living accommodation, perfect for modern family life.

### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor, access to downstairs WC, central heating radiator.

### **Downstairs W/C**

Toilet, wash hand basin.

### **Lounge**

11' 11" x 18' 9" ( 3.63m x 5.71m )

UPVC double glazed window to front, central heating radiator, TV point, telephone point, coved corning, ceiling rose.

### **Kitchen/Diner**

16' 1" x 18' 9" ( 4.90m x 5.71m )

Range of wall and base units with complimentary working surfaces, UPVC double glazed window to side, sink and draining board with mixer tap, integral electric oven, four ring gas hob, extractor fan, access to integral dishwasher, UPVC double glazed patio doors leading to rear, archway leading to kitchen, central heating radiator, under stairs storage cupboard.

### **Landing**

Staircase from hallway, spotlights, coved corning.

### **Bathroom**

Wash hand basin with mixer tap, low level low flush WC, bath with mixer tap, UPVC double glazed window to side, double walk in shower, heated chrome towel rail.

### **Bedroom 1**

10' 2" x 15' ( 3.10m x 4.57m )

UPVC double glazed window to front, central heating radiator, fitted wardrobes.

### **En-Suite**

Wash hand basin, low level low flush WC, shower cubicle with rainfall shower head, extractor fan, heated chrome towel rail.

### **Bedroom 2**

9' 10" x 12' 10" ( 3.00m x 3.91m )

UPVC double glazed window to rear, central heating radiator.

### **Bedroom 3**

8' 8" x 10' 2" ( 2.64m x 3.10m )

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

### **Bedroom 4 2nd Floor**

10' 9" x 16' ( 3.28m x 4.88m )

Storage in eaves, skylight window, electricity points.

### **Rear Garden**

Turfed rear garden, patio seating area.

### **Front Garden**

Driveway leading to garage.





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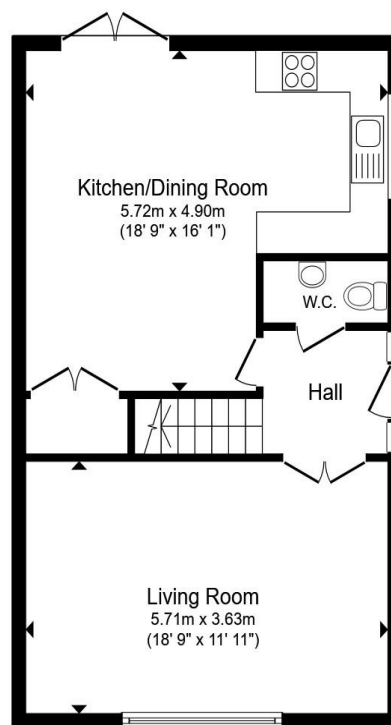
## Church Lane, Middlesbrough

- EN SUITE TO MASTER BEDROOM
- GREAT FOR FAMILIES
- OPEN LOFT SPACE
- GROUND FLOOR WC/CLOAKROOM
- MULTIPLE CAR DRIVEWAY LEADING TO GARAGE

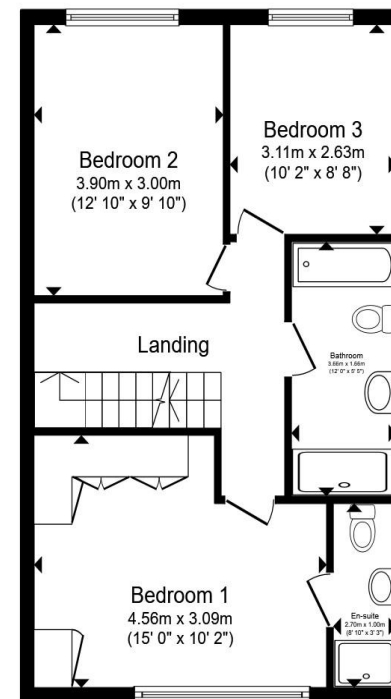
Tenure: Freehold EPC Rating: C

Council Tax Band: D

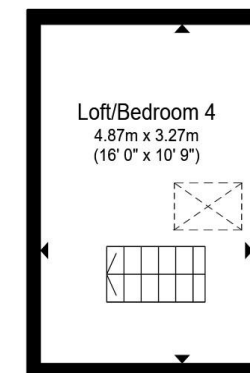
**£330,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 125.4 m<sup>2</sup> (1,350 sq.ft.) approx

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Property Ref:  
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