



**Bridgewater Court, Middlesbrough TS4 2GE**

**welcome to**

## **Bridgewater Court, Middlesbrough**

This attractive and well-maintained three-bedroom semi-detached family home is beautifully presented throughout and ready for immediate occupation, making it an ideal choice for growing families and first-time buyers alike.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, tiled floor, staircase to first floor, radiator.

### **Downstairs W/C**

Toilet, radiator, wash hand basin with dual taps, tiled walls, UPVC double glazed window to front.

### **Kitchen**

10' 10" x 8' 8" ( 3.30m x 2.64m )

Range of base and wall units with complementary work surfaces, UPVC double glazed window to front, radiator, integral electric oven, four ring induction hob, extractor fan.

### **Lounge**

16' 1" max x 13' 5" ( 4.90m max x 4.09m )

UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear, built in storage cupboard, TV point, telephone point, decorative panelled wall.

### **Landing**

UPVC double glazed window to side, void loft access.

### **Bedroom 1**

9' 11" incl wardrobes x 9' 3" ( 3.02m incl wardrobes x 2.82m )

UPVC double glazed window to rear, fitted wardrobes, access to en suite.

### **En Suite**

Toilet, wash hand basin with dual taps, single shower cubicle with wall mounted shower, extractor unit.

### **Bedroom 2**

9' 10" x 9' 3" ( 3.00m x 2.82m )

UPVC double glazed window to front, radiator.

### **Bathroom**

Bath, wash hand basin with dual taps, toilet, radiator, part tiled wall, UPVC double glazed window to front.

### **Bedroom 3**

6' 8" x 6' 6" ( 2.03m x 1.98m )

UPVC double glazed window to rear, radiator.

### **Externally Rear Garden**

Turfed garden, small patio section, timber built storage shed.

### **Front Garden**

Double driveway.

### **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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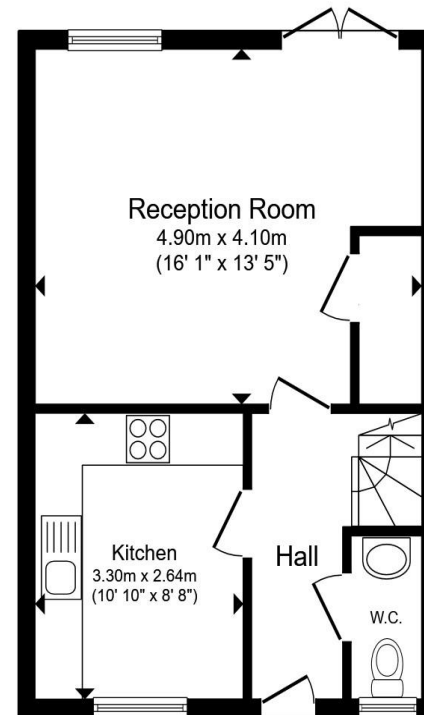
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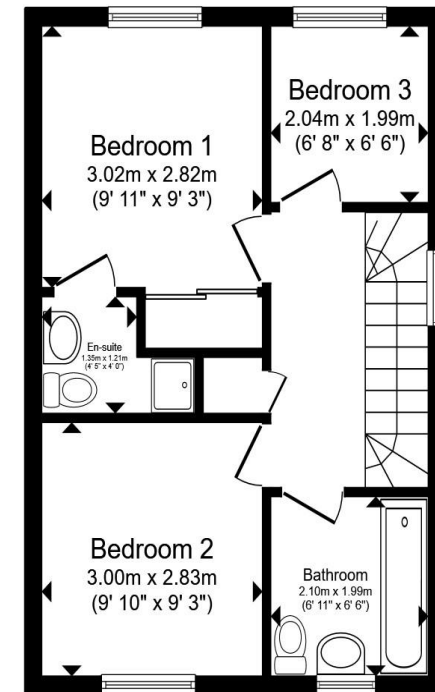
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- EN SUITE TO MASTER BEDROOM
- REAR GARDEN
- DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£160,000**



**Ground Floor**



**First Floor**

Total floor area 73.5 m<sup>2</sup> (791 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:  
MAR112203 - 0004

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