



Anderson Gardens, Ladgate Middlesbrough TS8 9QJ

welcome to

Anderson Gardens, Ladgate Middlesbrough

Ready to move straight into, this well-presented three-bedroom end-terrace townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families and professionals alike.

Entrance Hall

Enter through UPVC double glazed door into hallway, radiator.

Lounge

11' max x 14' 7" max (3.35m max x 4.45m max)
UPVC double glazed window to front, radiator, TV point, telephone point, storage cupboard.

Downstairs W/C

Toilet, wash hand basin, radiator, extractor unit.

Kitchen

7' 8" x 11' 9" (2.34m x 3.58m)
Range of base and wall units with complementary work surfaces, UPVC double glazed window to rear, 1 1/2 bowl sink with draining board and mixer tap, integral electric oven , four ring gas hob, integral fridge/freezer, UPVC double glazed patio doors to rear garden, extractor fan.

Landing

Void loft access, radiator.

Bedroom 2

10' 8" x 11' 10" (3.25m x 3.61m)
UPVC double glazed window to front, radiator.

Bedroom 3

8' 10" x 11' 10" (2.69m x 3.61m)
UPVC double glazed window to rear, radiator.

Bathroom

Radiator, toilet, wash hand basin, bath, UPVC double glazed window to side.

Second Floor

Storage cupboard.

Bedroom 1

16' 8" restricted head height x 8' 6" (5.08m restricted head height x 2.59m)
UPVC double glazed window to front, radiator, access to en suite, void loft access.

En Suite

Toilet, wash hand basin, radiator, shower cubicle, wall mounted shower, skylights to rear.

Externally Front Garden

Driveway, side garden.

Rear Garden

Turfed garden, patio seating area, raised flower bed edges, retaining stone wall.

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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Anderson Gardens, Ladgate Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- DOWNSTAIRS W/C
- MODERN KITCHEN
- FRONT & REAR GARDENS
- DRIVEWAY

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

£190,000

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Property Ref:
MAR112598 - 0002

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