



Sunningdale Road, Middlesbrough TS4 3HU

welcome to

Sunningdale Road, Middlesbrough

Located in the popular TS4 area, this well proportioned four bedroom home offers spacious accommodation ideal for family living.

Entrance Hall

Enter through UPVC double glazed door into hallway, radiator, under stair storage cupboard, fuse box, staircase to first floor.

Lounge

11' 11" excl fire place x 17' 2" excl window bay (3.63m excl fire place x 5.23m excl window bay)
UPVC double glazed window to the front, UPVC double glazed sliding door to the rear, radiator, fire place with mantle, coving.

Reception Room 2

14' 3" x 10' 11" (4.34m x 3.33m)
UPVC double glazed sliding doors to rear, fire place with mantle, radiator, coving, dado rail.

Kitchen

24' 10" on angle x 8' 11" (7.57m on angle x 2.72m)
Fully fitted kitchen, sink with draining board, UPVC double glazed window to rear, recess for dishwasher, washer/dryer, fridge/freezer, radiator, four ring gas hob, extractor fan, built in oven with grill, UPVC double glazed door to side.

Landing

UPVC double glazed window to front, access to the loft, storage cupboard housing water tank.

Bedroom 1

10' 2" x 8' 7" excl door recess (3.10m x 2.62m excl door recess)
UPVC double glazed windows to rear, radiator, fitted wardrobes, fitted cupboard for storage.

Bedroom 2

8' 7" x 9' 7" (2.62m x 2.92m)
UPVC double glazed window to side, coving, radiator.

Bedroom 3

6' 8" x 11' 5" excl fitted cupboard (2.03m x 3.48m excl fitted cupboard)
UPVC double glazed window to front, radiator, fitted cupboards.

Bedroom 4

5' x 9' 8" (1.52m x 2.95m)
Fitted cupboard, radiator, UPVC double glazed window.

Family Bathroom

UPVC double glazed frosted window to rear, panel style bath, over head shower, pedestal style hand basin, toilet, hand style towel radiator.

Externally Rear Garden

Small garden, laid to lawn.

Front Garden

Driveway leading to garage, laid to lawn, easy maintainable.

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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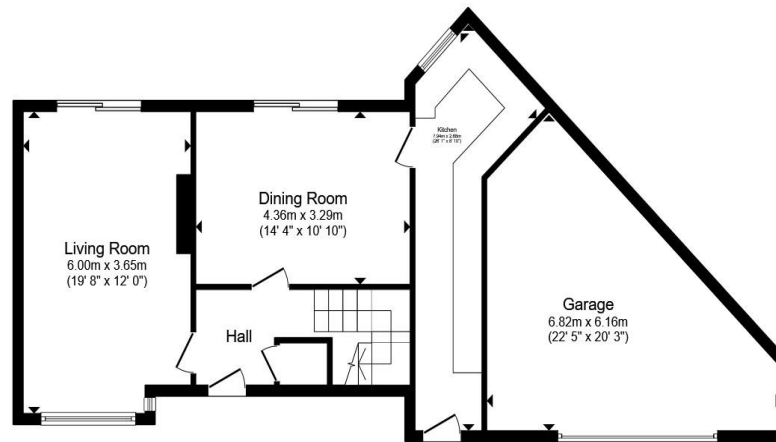
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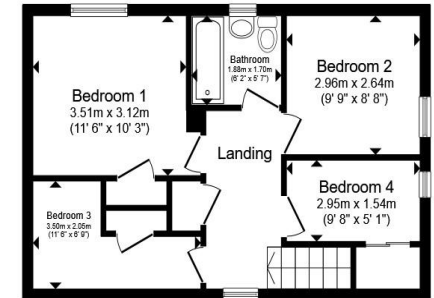
- INVESTMENT OPPORTUNITY
- IDEAL FOR FAMILIES
- DRIVEWAY
- GARAGE
- FRONT & REAR GARDEN

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

£130,000



Ground Floor



First Floor

Total floor area 122.5 m² (1,318 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


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