



Canton Gardens, Middlesbrough TS5 8BU

welcome to

Canton Gardens, Middlesbrough

This well-presented and beautifully maintained three-bedroom extended family home occupies a generous plot with gardens to the front, side and rear, offering excellent outdoor space, off-road parking and plenty of future potential.

Entrance Porch

Enter through UPVC double glazed door into porch.

Hallway

Staircase to first floor, under stair storage cupboard, karndean flooring.

Lounge

12' 11" x 11' 4" (3.94m x 3.45m)
UPVC double glazed window to front, radiator, feature fireplace, coved cornicing.

Kitchen/Diner

19' 4" x 14' 10" (5.89m x 4.52m)
Range of base and wall units with complementary work surfaces, karndean flooring, spotlights to ceiling, island, integral fridge/freezer, four ring gas hob, chimney extractor, integrated single oven, integrated microwave, bi fold doors to garden, UPVC double glazed window to side, radiator.

Landing Bedroom 1

13' 5" x 11' 7" (4.09m x 3.53m)
UPVC double glazed window to front, radiator.

Bedroom 2

11' 7" x 11' (3.53m x 3.35m)
UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3

7' 11" x 7' 6" (2.41m x 2.29m)
UPVC double glazed window to front.

Bathroom

Bath, storage cupboard, tiled walls, vanity style wash hand basin, toilet, UPVC double glazed frosted window to side, radiator.

Externally Rear Garden

Enclosed, split level, low maintenance, patio areas, flower borders, shrubbery.

Side Garden

Split level, mature flower borders, trees, shrubbery.

Front Garden

Pebbled, flower borders, driveway, garage.

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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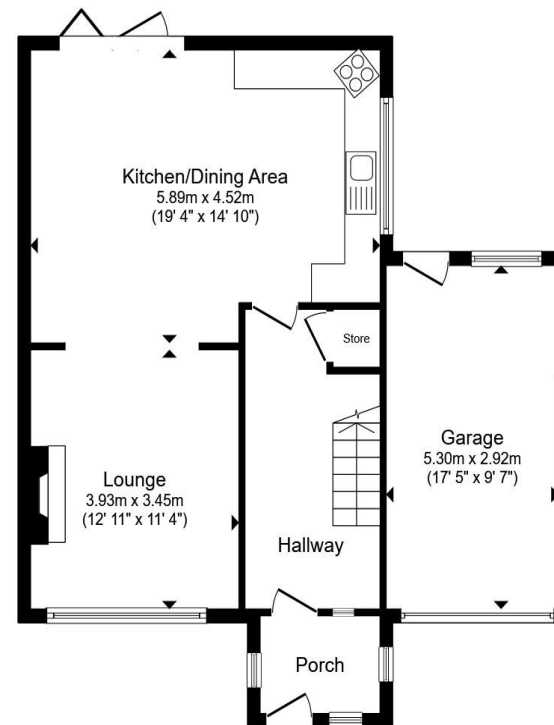
Canton Gardens, Middlesbrough

- MODERN KITCHEN
- IDEAL FOR FAMILIES
- SOLAR PANELS
- FRONT, REAR & SIDE GARDENS
- DRIVEWAY & GARAGE

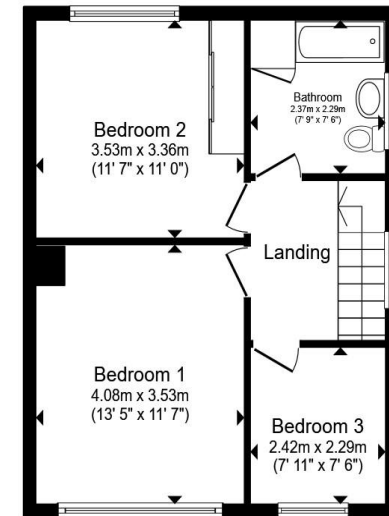
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000



Ground Floor



First Floor

Total floor area 114.5 m² (1,232 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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