



Butler Drive, Ladgate Middlesbrough TS8 9QL

welcome to

Butler Drive, Ladgate Middlesbrough

A beautifully presented three bedroom modern terraced home, offering spacious and well-planned accommodation ideal for families and first-time buyers alike.

Entrance Hall

Enter through composite door into hallway, radiator, staircase to first floor, LVT flooring.

Downstairs Cloakroom/Wc

Toilet, pedestal style wash hand basin with part tiled splash back, radiator, UPVC double glazed frosted window to front.

Lounge

12' 3" max x 14' 2" (3.73m max x 4.32m)
UPVC double glazed window to front, LVT flooring, under stair storage cupboard, radiator.

Kitchen/Diner

8' 7" x 15' 2" (2.62m x 4.62m)
UPVC double glazed window to rear, UPVC double glazed french doors leading to rear garden, LVT flooring, fitted kitchen with a range of base and wall units with complementary work surfaces, integral electric oven, four ring gas hob, chimney style stainless steal extractor above, stainless steal splash back, 1 1/2 bowl stainless steal sink unit with mixer tap, recess for appliances, integral fridge/freezer and dishwasher, radiator.

Landing

Access to loft, built in storage cupboard.

Bedroom 1

9' 4" x 12' 1" (2.84m x 3.68m)
UPVC double glazed window to front, radiator, access to en suite.

En Suite

Shower, toilet, pedestal wash hand basin, part tiled walls, UPVC double glazed frosted window to front, radiator, extractor.

Bedroom 2

8' 8" x 7' 6" (2.64m x 2.29m)
UPVC double glazed window to rear, radiator.

Bedroom 3

7' 6" x 6' 1" (2.29m x 1.85m)
UPVC double glazed window to rear, radiator.

Bathroom

Bath, pedestal wash hand basin, toilet, UPVC double glazed frosted window to side, radiator, extractor.

Externally Rear Garden

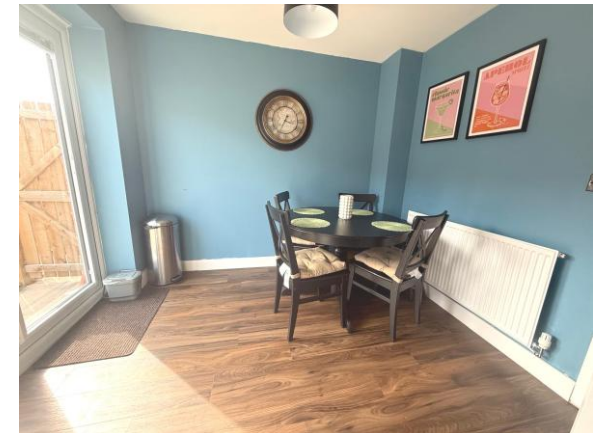
Split level garden, laid to lawn, decking area, enclosed.

Front Garden

Driveway for two cars.

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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Butler Drive, Ladgate Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- THREE WELL PROPORTIONED BEDROOMS
- EN SUITE TO MASTER BEDROOM
- REAR GARDEN
- DRIVEWAY

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

£185,000



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Property Ref:
MAR112439 - 0003

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