



**3 Blacksmiths Close, Middlesbrough, TS6 9TH**  
**£329,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern upgraded and extended detached house located in a popular location with access to amenities and transport links.

As you would expect the property benefits from gas central heating and double glazing. There is a modern dining kitchen with feature worktops and appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, gas fire and surround to lounge, hardwood staircase with glazed inserts, oak internal doors, fitted wardrobes to bedrooms 1 & 2 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, conservatory, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property is located in a generous plot with well presented and upgraded garden areas to all sides with a mix of paving, lawns and mature planting. There is a single garage which has been part converted to office and store plus off road parking for a number of vehicles.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With hardwood glazed staircase and laminate flooring.

#### Lounge 14'11"(max) x 13'11"(max) (4.55m(max) x 4.25m(max))

With gas fire and surround plus laminate flooring and access to store.

#### Conservatory 14'11" x 11'8" (4.55m x 3.58m)

Having a solid ceiling with recessed spot lights and French doors to the rear. With laminate flooring and blinds.

#### Dining Kitchen 23'7"(max) x 10'1"(max) (7.20m(max) x 3.08m(max))

A light through room having a comprehensive range of modern wall and base units with complimenting feature worktops and upstands. With Range cooker, microwave, fridge freezer, dishwasher and wine cooler. French doors to the rear. Laminate flooring, curtains and blinds.

#### Utility 6'11" x 5'6" (2.11m x 1.70m)

Having modern units with laminate worktops and tiling plus laminate flooring.

#### WC 6'1" x 3'3" (1.87m x 1.00m)

Having contemporary sanitary ware, tiling, ladder radiator and laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'8" x 12'11" (4.19m x 3.94m)

With fitted wardrobes, carpets and blinds.

#### En Suite 8'2" x 3'2" (2.50m x 0.97m)

Having contemporary white sanitary ware with tiling, floor tiling, chrome ladder radiator and recessed spot lights.

#### Bedroom 2 12'9"(max) x 11'3"(max) (3.91m(max) x 3.44m(max))

With fitted wardrobes, carpets and blinds.

#### Bedroom 3 10'7"(max) x 8'9"(max) (3.23m(max) x 2.69m(max))

With carpets and blinds.

#### Bedroom 4 8'11" x 8'3" (2.73m x 2.52m)

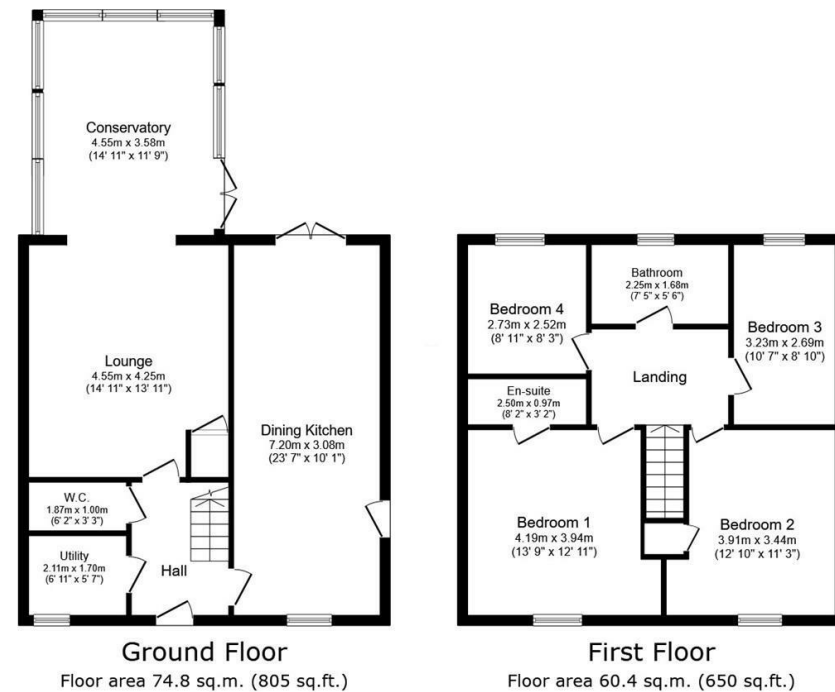
With carpets and blinds.

#### Bathroom 7'4" x 5'6" (2.25m x 1.68m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

### EXTERNAL

The property is located in a generous plot with well presented and upgraded garden areas to all sides with a mix of paving, lawns and mature planting. There is a single garage which has been part converted to office and store plus off road parking for a number of vehicles.



Total floor area: 135.2 sq.m. (1,456 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

PROPERTY  
PERSPECTIVE