



69 Elderwood Gardens, Middlesbrough, TS6 0GF  
£172,500

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a corner plot within this popular development with access to amenities and transport links. Having been constructed in 2020 the property still benefits from over 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include fitted wardrobes to 2 bedrooms, French doors to the rear 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, dining kitchen and WC. There are 2 bedrooms plus a family bathroom located off the first floor landing which also has a study area. The top floor hosts the master bedroom with en suite.

The property is located on a corner plot with well presented gardens of patio and lawn with external tap. There is driveway parking leading to a single garage.

Tenure - Freehold  
Estate Management Fee - Not yet collected  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With carpets and entrance foot mat.

#### Lounge 14'7" x 11'8" (4.47m x 3.56m)

With laminate flooring and blind. French doors leading to rear garden.

#### Dining Kitchen 13'3"(max) x 11'5"(max) (4.06m(max) x 3.50m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands and stainless steel splash back. With integrated double oven, hob, hood, dishwasher, fridge freezer and washing machine. Floor tiling.

#### WC 4'8"(max) x 3'2"(max) (1.43m(max) x 0.99m(max))

Having contemporary white sanitary ware, tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With study area plus fitted carpets. Access to store.

#### Bedroom 2 14'7"(max) x 8'9"(max) (4.47m(max) x 2.67m(max))

With fitted wardrobes, carpets and blinds.

#### Bedroom 3 9'4" x 8'1" (2.86m x 2.48m)

With fitted carpets.

#### Bathroom 8'0"(max) x 6'7"(max) (2.46m(max) x 2.02m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

### SECOND FLOOR

#### Bedroom 1 19'8"(max) x 14'9"(max) (6.00m(max) x 4.50m(max))

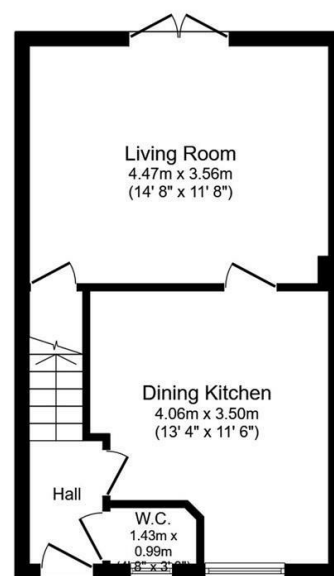
With fitted wardrobes and carpets.

#### En Suite 7'10" x 5'5" (2.40m x 1.66m)

Having contemporary white sanitary ware with tiling and vinyl flooring. Access to eaves storage.

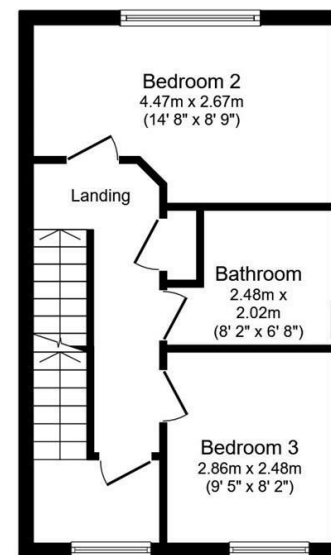
### EXTERNAL

The property is located on a corner plot with well presented gardens of patio and lawn with external tap. There is driveway parking leading to a single garage.



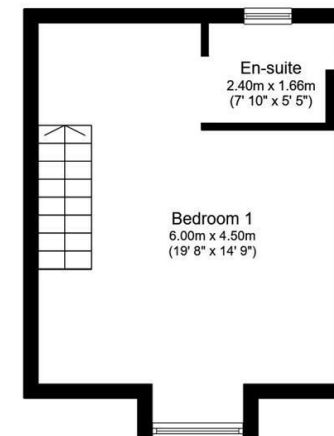
Ground Floor

Floor area 34.6 sq.m. (373 sq.ft.)



First Floor

Floor area 34.6 sq.m. (373 sq.ft.)



Second Floor

Floor area 25.0 sq.m. (269 sq.ft.)

Total floor area: 94.2 sq.m. (1,014 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)

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