



Sunningdale Road
Middlesbrough

£139,950

ENERGY RATING: C-75

An exceptional opportunity to purchase a fully refurbished and extended four-bedroom semi-detached home, offering generous living space and versatility for modern family life. Well positioned with a pleasant open outlook to the front, this impressive property comprises; entrance hall, lounge, large newly fitted kitchen/diner, utility & cloaks/WC and a ground floor accessible extension with large bedroom & shower/wet room. There are three bedrooms to the first floor and family bathroom. There are low maintenance gardens to the property with a double garage & workshop to the rear. The property has been thoughtfully renovated throughout and is offered to with no forward chain. Energy Rating: C-75. Council Tax Band: A (£1,579.30).



- Extended Four Bedroom Semi-Detached House • Fully Refurbished & Excellently Presented Throughout • Large Newly Fitted Kitchen/Dining Room

Entrance Hall

UPVC entrance door with UPVC double glazed light to the side, staircase to first floor, large walk-in storage cupboard and a radiator.

Lounge

4.11m x 3.82m (13'5" x 12'6")

Front aspect UPVC double glazed window and a radiator.

Kitchen/Diner

5.64m x 2.87m (18'6" x 9'4")

Two rear aspect UPVC double glazed windows and a leading to the rear hall. A range of newly fitted base & wall units with wood effect worksurfaces & matching upstand incorporating stainless steel sink & mixer tap, electric hob with oven below and extractor hood over. Integrated fridge and freezer. Space & plumbing for a washing machine. Space for American style fridge/freezer, breakfast bar, laminate flooring and a modern column radiator.

Rear Hall

Side aspect UPVC door leading to the rear garden, storage unit and a tiled floor.

Cloaks/WC

Side aspect UPVC double glazed window, hand wash basin with tiled splashbacks, low level WC and a tiled floor.

Utility Room

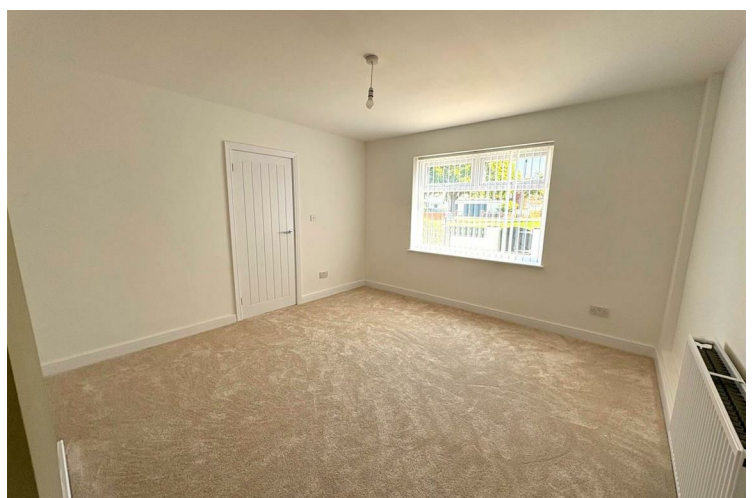
2.20m x 2.26m (7'2" x 7'4")

Side aspect UPVC double glazed window, base units with wood effect worksurfaces, space & plumbing for washing machine and a tiled floor.

Bedroom Four

3.22m x 3.74m (10'6" x 12'3")

Rear aspect UPVC double glazed window & door opening to the garden, laminate flooring and a radiator.



- New Bathroom, Shower/Wet Room & Cloaks WC
- Low Maintenance Gardens
- Double Garage & Workshop



Shower/Wet Room

1.80m x 3.21m (5'10" x 10'6")

Front aspect UPVC double glazed window, wet room floor, large double enclosure with thermostatic mixer shower over, floating vanity unit housing wash basin, extractor fan and a radiator.

First Floor Landing

Storage cupboard housing combi boiler and access to loft.

Bedroom One

3.62m x 3.21m (11'10" x 10'6")

Front aspect UPVC double glazed window and a radiator.



Bedroom Two

3.01m x 3.81m (9'10" x 12'5")

Rear aspect UPVC double glazed window and a radiator.

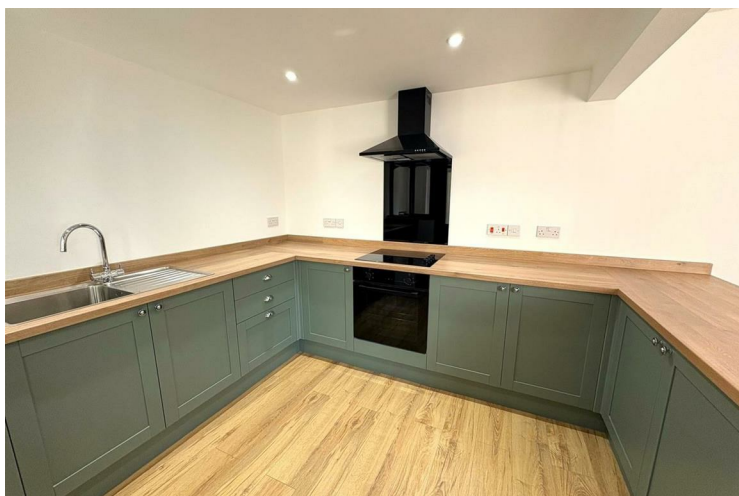
Bedroom Three

2.64m x 2.48m (8'7" x 8'1")

Front aspect UPVC double glazed window, built-in cupboard and a radiator.

Bathroom

Rear aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with thermostatic mixer shower over, vanity unit housing wash basin, low level WC, UPVC clad walls, extractor fan and a heated towel rail.



Externally

There are low maintenance gardens to the property, a walled front garden with side access to the rear. To the rear is a private patio garden with a double garage (5.80m x 4.00m) and workshop (5.25m x 2.4m(max.)).

- Pleasant Open Aspect to the Front
- No Forward Chain!!
- Energy Rating: C-75
- Council Tax Band: A (£1,579.30)





Additional Information

Local Authority - Middlesbrough
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 1030.00 sq ft
Tenure - Freehold



Ground Floor

First Floor

Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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