



Forum Court, Middlesbrough TS3 6EJ

welcome to

Forum Court, Middlesbrough

Been thoughtfully updated by its current owners and offers stylish living across three well-proportioned floors. Inside, you're welcomed by an entrance vestibule leading into a cosy lounge, featuring a charming log burner and elegant panelled walls.

Entrance Lobby

Entered via composite door to front, herringbone laminate flooring.

Lounge

12' 8" x 11' 7" (3.86m x 3.53m)

UPVC double glazed bay window to front, panelled walls, feature fireplace, multiple fuel burner, granite half and fire board plinth, laminate style flooring, coven corning.

Kitchen/Breakfast Room

19' 3" x 11' 7" (5.87m x 3.53m)

UPVC double glazed window to rear, understairs storage cupboard, stairs to first floor, wall and base units, contrasting roll top work surfaces, single bowl single drainer stainless steel unit with mixer tap, recess for cooker, part tiled splashback, chimney style stainless steel extractor above.

Utility

8' 8" x 6' 7" (2.64m x 2.01m)

UPVC double glazed window to side, UPVC double glazed door to rear, laminate flooring, recess for fridge/freezer, washer and washing machine, wall unit, radiator, access to downstairs bathroom.

Downstairs Bathroom

Panelled bath with over bath shower, low level flush W/C, radiator, pedestal style wash hand basin, UPVC double glazed opaque window to side.

Landing

UPVC double glazed window to rear.

Bedroom 1

11' 1" x 11' 6" (3.38m x 3.51m)

UPVC double glazed window to front, radiator, fitted wardrobes, panelled feature wall.

Bedroom 2

11' 4" x 7' 2" (3.45m x 2.18m)

UPVC double glazed window to rear, radiator.

Second Floor

Bedroom 2

11' 1" x 11' 5" (3.38m x 3.48m)

Velux window, eaves storage, radiator, (restricted head height).

Externally

On street parking to the front, yard to the rear.





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welcome to

Forum Court, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS/INVESTMENT
- MODERN FAMILY HOME
- DOWNSTAIRS BATHROOM
- UTILITY
- ON STREET PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£85,000



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.focalagent.com

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Property Ref:
MAR111260 - 0003

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