



## Caithness Road, Middlesbrough



Only on an internal inspection can this spacious four bedroomed property be fully appreciated. Completely refurbished by the current owners, this property will appeal to a variety of potential buyers with its versatile layout and stunning finish, comprising of: entrance hall, lounge, dining room and family room, the modern high gloss kitchen comes with integrated appliances. To the first floor there are four bedrooms (three doubles and master with en-suite) and modern white and chrome four piece family bathroom. Also benefitting from uPVC double glazing, gas central heating, solar panels, and gardens to front, rear and side with detached garage and driveway.

**ASKING PRICE – REDUCED O.I.R.O £139,995 ENERGY EFFICIENCY RATING C**



**ROBINSONS**  
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**GROUND FLOOR**

**ENTRANCE HALL:**

uPVC double glazed glass panelled door, staircase to first floor, radiator and karndean flooring.

**LOUNGE: 14' x 11'3 (4.27m x 3.43m)**

uPVC double glazed bay window to front aspect, tv aerial point, marble upstand, hearth and surround with coal effect electric fire and radiator.

**SECOND RECEPTION/DINING AREA: 14' x 11'4 (4.27m x 3.45m)**

uPVC double glazed French doors to rear, marble upstand and hearth, living flame coal effect electric fire, karndean flooring and radiator, opening into kitchen.

**KITCHEN: 12'1 x 7'5 (3.68m x 2.26m)**

Cream high gloss wall, base and drawer units with granite effect work tops and upstands, stainless steel sink and drainer with mixer tap, four ring induction hob with electric oven and illuminating extractor, integrated fridge freezer and washing dryer, uPVC double glazed window to side aspect.

**THIRD RECEPTION: 10'6 x 17'6 (3.20m x 5.33m)**

uPVC double glazed French doors to rear aspect, uPVC double glazed window to front aspect and radiator.

**FIRST FLOOR**

**MASTER BEDROOM: 11'10 x 10'6 (3.61m x 3.20m)**

uPVC double glazed window to front and side aspect and radiator.

**EN-SUITE:**

Walk in double width shower cubicle with thermostatic shower, wash hand basin and low level wc with vanity storage, heated chrome rail, uPVC double glazed opaque window to rear aspect.

**BEDROOM 2: 14'3 x 9'10 (4.34m x 3m)**

uPVC double glazed bay window to front aspect and radiator.

**BEDROOM 3: 12'10 x 10'10 (3.91m x 3.30m)**

uPVC double glazed window to rear aspect and radiator.

**BEDROOM 4: 8'2 x 7'6 (2.49m x 2.29m)**

uPVC double glazed window to front aspect and radiator.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

**FAMILY BATHROOM:**

Luxurious white and chrome four piece white suite comprising of: double walk in shower cubicle with wall mounted thermostatic shower, panelled bath, wash hand basin and low level wc with vanity storage, co-ordinated tiled walls and heated towel rail.

**EXTERNAL:**

Lawned to front, rear and side, the detached garage is accessed to the rear of the property.

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