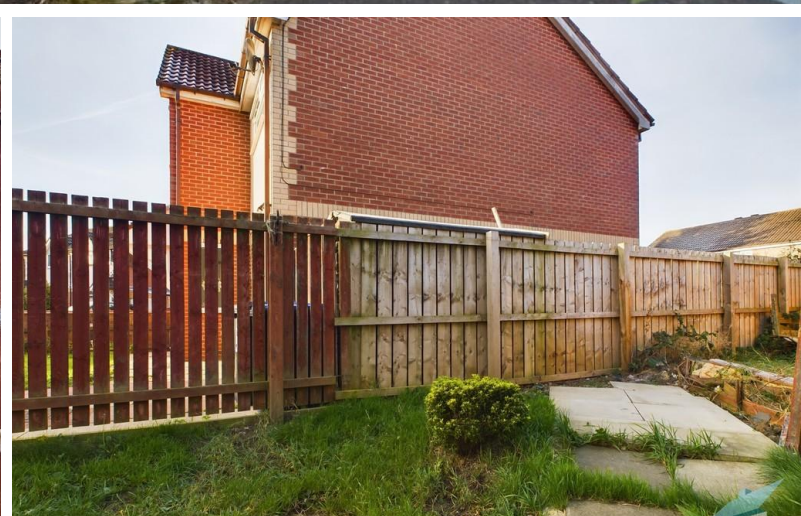
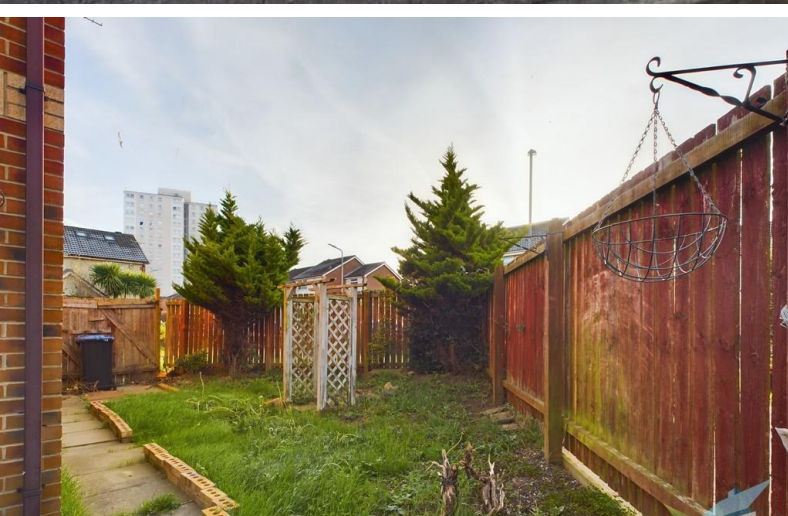


**FOR SALE**



## **Netherfield Crescent, Middlesbrough**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**£85,000**





## Netherfield Crescent, Middlesbrough

2 Bedrooms, 1 Bathroom

**£85,000**

- Close to Local Amenities
- Great For First Time Buyers
- Close to Good Local Schools
- Good Investment Property
- Kitchen Diner



**FULL DESCRIPTION** Martin & Co welcome to the market this delightful two-bedroom end-terraced property, perfectly blending comfort and practicality. Boasting a spacious kitchen-diner, this home is ideal for cooking, entertaining, or enjoying cosy family meals.

One of its stand out features is the large garden, offering endless possibilities for outdoor relaxation, gardening, or social gatherings. Situated at the end of the row, this home enjoys added privacy and tranquillity, making it an excellent choice for first-time buyers, small families, or savvy investor.

Don't miss out on this gem- schedule your viewing today by calling Martin & Co 01687 631254

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** 0' 0" x 0' 0" Entrance door, textured ceiling, central heating radiator, laminate flooring and stairs leading to the first floor.

**LOUNGE** 13' 8" x 9' 4" (4.17m x 2.87m) To front aspect. Textured ceiling, marble fire surround incorporating electric fire, large understair cupboard, laminate flooring, double central heating radiator and large window overlooking front garden.

**KITCHEN DINER** 9' 3" x 12' 7" (2.82m x 3.85m) To rear aspect. Range of wall, base and drawer units with white fascias, 1 bowl stainless steel inset sink unit, hot and cold tap, tiled splash backs, space for cooker and white goods, laminate work surfaces, laminate flooring, lighting, double panelled central heating radiator, uPVC window and door leading to rear garden.

#### FIRST FLOOR



**LANDING** With window and loft access hatch to loft space, large storage cupboard containing a wall mounted Ideal gas central heating boiler.

variety of shrubs, bushes and plants. Cold water external tap.

**DRIVEWAY** Providing parking.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Creda electric shower over, shower curtain, textured ceiling, extractor, vinyl flooring, central heating radiator and window.

**BEDROOM ONE** 11' 9" x 9' 4" (3.60m x 2.87m) To front aspect. Textured ceiling, central heating radiator and window.

**BEDROOM TWO** 11' 2" x 5' 11" (3.41m x 1.81m) To rear aspect. Textured ceiling, central heating radiator and window.

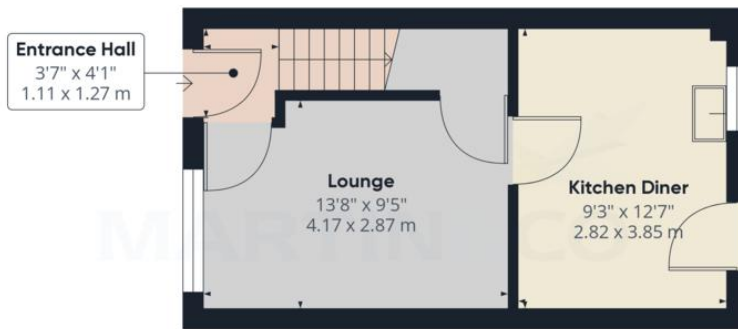
**GARDENS** The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is wrap around and mainly laid to lawn with a paved patio and a





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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
546.92 ft<sup>2</sup>  
50.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.