



Patey Court, Middlesbrough TS5 5DJ

welcome to

Patey Court, Middlesbrough

This beautifully presented modern family home offers spacious and stylish living throughout, making it an ideal choice for growing families.

Entrance Hall

Enter through composite UPVC double glazed door into hallway, staircase to first floor, access to downstairs w/c, radiator.

Lounge

15' 8" x 10' 4" (4.78m x 3.15m)

UPVC double glazed window to front, radiator, gas fire with decorative fire surround, coved cornicing, TV point, telephone point.

Kitchen

10' x 6' 4" (3.05m x 1.93m)

Range of base and wall units with complementary work surfaces, UPVC double glazed bi fold doors leading to rear garden, spotlights to ceiling, coved cornicing, integral dishwasher, integral dual oven, integral fridge/freezer, five ring gas hob, sink with draining board, UPVC double glazed window to rear, extractor unit.

Downstairs W/C

Toilet, heated chrome towel rail, wash hand basin with under storage and mixer tap, part tiled wall, extractor unit.

Landing

Void loft access, double storage cupboards.

Bathroom

Wash hand basin, under storage, bath, wall mounted shower, UPVC double glazed window to rear, toilet, shaver point, heated chrome towel rail.

Bedroom 1

10' 11" x 10' 6" (3.33m x 3.20m)

UPVC double glazed window to front, radiator, built in wardrobes, access to en suite.

En Suite

Wash hand basin with dual taps, radiator, double shower cubicle, wall mounted shower, UPVC double glazed window to side.

Bedroom 2

10' 3" x 8' 11" (3.12m x 2.72m)

UPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom 3

10' 2" x 8' 7" (3.10m x 2.62m)

UPVC double glazed window to front, radiator.

Bedroom 4

8' 8" x 5' 11" (2.64m x 1.80m)

UPVC double glazed window to rear, radiator, fitted wardrobes with mirror sliding doors.

Externally Rear Garden

Artificial turfed rear garden, composite decking area, floor lights, pergola, seating area, flower bed edges.

Front Garden

Driveway leading to electric garage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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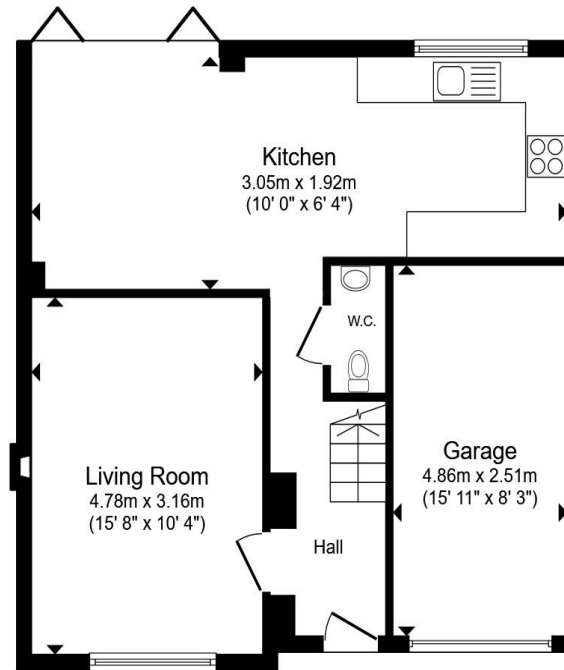
Patey Court, Middlesbrough

- MODERN KITCHEN
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS W/C
- REAR GARDEN
- DRIVEWAY LEADING TO GARAGE

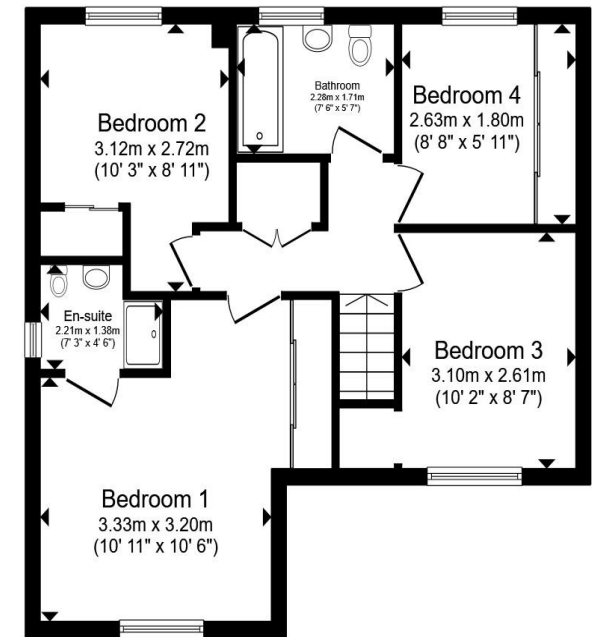
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£240,000



Ground Floor



First Floor

Total floor area 110.9 m² (1,194 sq.ft.) approx

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.propertybox.io

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Property Ref:
MAR112553 - 0004

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