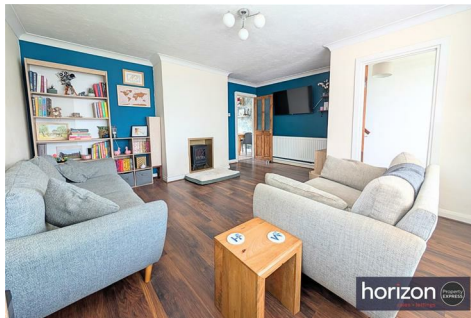


horizon

sales • lettings



16 Kirby Close, Middlesbrough, TS6 8EW

Situated on the popular Kirby Close in TS6, Middlesbrough, this well-presented three-bedroom end-of-terrace property offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Light, spacious and well maintained throughout, the home provides comfortable living accommodation ready to move straight into.

The property briefly comprises an entrance hallway leading into a bright and welcoming living room, alongside a modern kitchen/dining area ideal for everyday family living and entertaining. An added practical benefit is the utility area located within the external store space.

To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom finished to a modern standard.

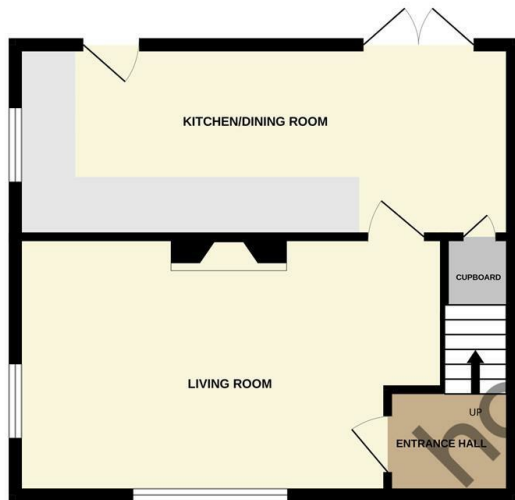
Externally, the property enjoys generous gardens to the front, side and rear, offering excellent outdoor space for families and gardeners alike. A detached garage to the rear provides additional storage and secure off-street parking.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this attractive home has to offer.

- Beautifully Presented Three Bed End Terraced House
- Occupying a Fantastic Corner Plot with Wrap Around Gardens
- Detached Garage to the Rear
- Benefitting from uPVC double glazing and gas central heating
- No onward chain
- Council Band Tax A

£120,000

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	