



## 40 Keld House Gardens

, Middlesbrough, TS3 9EY

**Offers In Excess Of £145,000**



Igomove proudly bring to the market this modern three bedroom semi-detached home situated on the popular Gleeson Homes development at College Gardens, Middlesbrough. This modern abode boasts many notable features such as a spacious living accommodation as well as convenient access to local amenities, schools, and transport links. In brief, this gorgeous home comprises of three bedrooms, one bathroom, lounge, open plan kitchen/diner and downstairs WC.

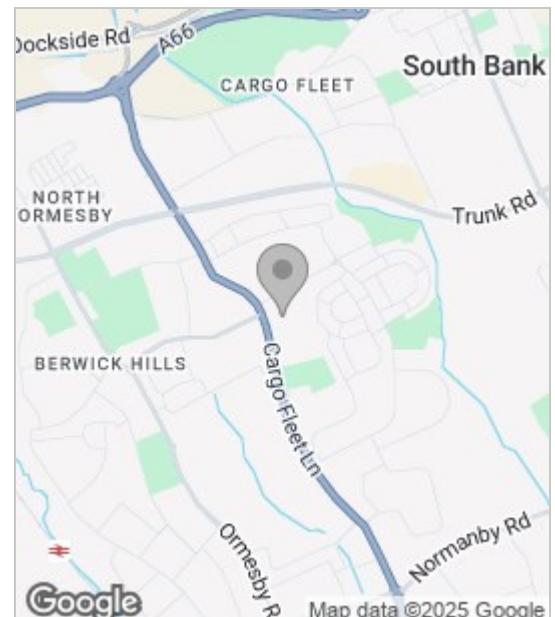


Upon entering the property, you are greeted into a welcoming hallway which leads you straight into the spacious lounge. This space is an ideal sanctuary to relax and unwind or to gather with friends and family. Adjacent lies the generously sized kitchen/dining area which comes equipped with an array of tastefully styled wall and floor units, integrated appliances as well as ample space for cooking apparatus and fridge/freezer. French doors lead out to the spacious, enclosed rear garden, mainly laid to lawn which also features a paved patio area.

Moving upstairs are three well proportioned bedrooms. Firstly, you are welcomed into the master bedroom which boasts large living accommodation and ample space for free standing wardrobes. Bedroom two is also highly spacious and well lit. Bedroom three to rear aspect is a generously sized single room. The family bathroom is beautifully styled and features a fitted bath, overhead shower, wash basin and WC.

Externally, the property enjoys a well maintained frontage with lawn and a lengthy driveway which boasts private parking. To the rear, is a spacious, highly manageable garden, mainly laid to lawn featuring paved patio space ideal for seating. Make this home your own and book your viewing today. Igomove are open 7 days a week.

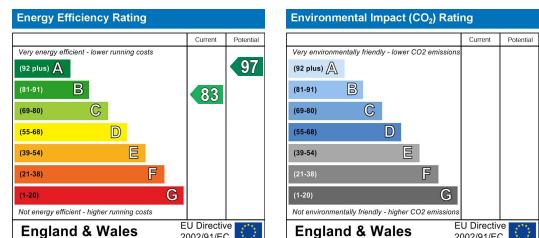
## Area Map



## Floor Plan



## Energy Efficiency Graph



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