

CRANFIELD AVENUE, BRAMBLES FARM, MIDDLESBROUGH, TS3 9DW



- ▲ Good Size West Facing Rear Garden with Lawn & Patio
- ▲ Gas Central Heating & UPVC Double Glazed Windows
- ▲ Off Street Parking

- ▲ Great Starting Point for First Time Buyers & Young Couples to Get onto the Property Ladder
- ▲ Open Plan Lounge/Diner

£117,500

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Perfect for young couples and first time buyers alike! Nicely refreshed all round this three bedroom semi with off street parking, west facing garden and open plan lounge/diner is a great stepping stone onto the property ladder.

The property comprises entrance hall, lounge/diner, and kitchen. On the first floor there are three bedrooms and a wet room. Externally there is off street parking to the front and to the rear a sunny west facing rear garden.

GROUND FLOOR

ENTRANCE HALL

Black composite entrance door, staircase to the first floor and radiator.

OPEN PLAN LOUNGE DINER - 7.7m x 3.39m (25'3" x 11'1")

With gas fire, two radiators and storage cupboard under the stairs.

KITCHEN - 3.2m x 1.8m (10'6" x 5'11")

With grey wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring electric hob with integrated extractor fan, space for fridge freezer, space for washing machine, one and a half bowl sink unit, woodgrain effect vinyl flooring, radiator, and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With loft access and storage cupboard.

BEDROOM ONE - 4.6m x 2.4m (15'1" x 7'10")

With radiator.

BEDROOM TWO - 3m x 2.4m (9'10" x 7'10")

With radiator.

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BEDROOM THREE - 2.88m x 1.99m (9'5" x 6'6")

With radiator and storage cupboard.

WET ROOM - 2m x 1.8m (6'7" x 5'11")

Comprising close coupled WC, wall mounted wash hand basin, wet room style shower with Mira Advance electric shower unit, white tiled walls, non-slip flooring and radiator.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for a couple of cars and to the rear there is a west facing fence enclosed garden.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - TM/LS/BIL230327/27032024

Council Tax Band: A **Tenure:** Freehold

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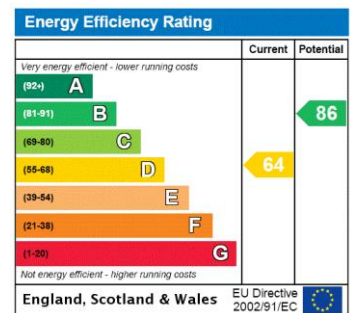


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