

CLAUDE AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 5PR



- ▲ A particularly handsome, meticulously kept Edwardian semi-detached house
- ▲ Wonderful setting within Linthorpe Conservation Area
- ▲ Chain-free sale
- ▲ Three double bedrooms & large loft room office/playroom with Velux windows
- ▲ Cosy dining & living rooms with real flame gas fires, Baxi gas Central Heating
- ▲ Two south facing garden rooms, one part of kitchen extension
- ▲ Country kitchen with Rangemaster range cooker, roomy larder & built in units
- ▲ Back garden with mature plants and lawned area, small wildlife pond
- ▲ Front garden with mature, colourful shrubs
- ▲ Workshop spanning the length of the house. Garden shed to rear

£280,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This spacious turn of the century semi-detached home is crammed full of original features, lovingly maintained by the same family for over 50 years. It is well placed within the sought after Conservation Area of Linthorpe, still regarded as one of Linthorpe's best addresses, and sits amongst pretty, mature gardens to the front and rear. It is quietly tucked away from busy rat-runs, yet close enough to be able to easily walk to Linthorpe Village, the Little Theatre, St Edwards RC Primary School and a multitude of shops and facilities. This is a very straight forward chain free sale.

Numerous other features include original sash windows to the front, replacement UPVC double glazed windows to the side and rear, central heating with a quality Baxi DuoTec combi boiler & security alarm system. Comprising briefly entrance vestibule, hallway, front sitting/dining room and rear lounge both with living flame gas fires, an eat-in country kitchen with Rangemaster range cooker and walk-in pantry, two comfortable garden rooms and a downstairs toilet. The first floor has three double bedrooms, bathroom with a modern white three-piece suite and a separate WC. The loft was converted many years ago and a fixed staircase from the landing leads up to the wonderfully large versatile space that has been used as an occasional bedroom, study and playroom. Timber shed and workshop, both with light and power.

GROUND FLOOR

ENTRANCE VESTIBULE - Blue painted hardwood entrance door and fabulous stripped pine stained glass door connecting door leading to ...

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk

ENTRANCE HALL - With radiator and staircase to the first floor with turned wooden spindles, oak newel post, brass stair rods and deep storage cupboard below.

HALF GLAZED PINE DOOR TO: FRONT DINING/SITTING ROOM - 4.67m (15'4") into depth of bay window x 3.78m (12'5") into depth of chimney breast alcoves - 4.67m (15'4") into depth of bay window x 3.78m (12'5") into depth of chimney breast alcoves

Period style inset living flame gas fire with tile inlay, marble hearth and ornate wooden surround. Moulded ceiling cornice, picture rail and radiator.

HALF GLAZED PINE DOOR TO: LOUNGE - 3.8m (12'6") increasing to 4.24m (13'11") to include window recess x 3.18m (10'5") into depth of chimney breast alcoves

Period style inset cast iron living flame gas fire with tile inlay and pillared pine reproduction surround. Moulded ceiling cornice, picture rail and radiator. Internal picture window to sun room.

STAINED GLASS DOOR TO: EAT-IN BREAKFAST KITCHEN - 5.64m (18'6") x 2.9m (9'6") increasing to 3.27m (10'9")

Dog leg shaped country kitchen fitted with a good-looking variety of woodgrain effect wall, drawer and floor cupboards, granite effect roll top work surfaces with ceramic tiled splashbacks, commodious walk-in larder, a single drainer stainless steel one and a half bowl sink unit with mixer tap. Cranberry colour 5 burner Rangemaster dual fuel range cooker with extractor/light above, space for an American style fridge freezer, plumbing for an automatic washing machine and dishwasher. Quality wall mounted Baxi DuoTec 40kW combination boiler, two radiators and separate chrome towel radiator, opening out into garden room one.

CLAUDE AVENUE, TS5 5PR

GARDEN ROOM ONE - 2.77m x 1.88m (9'1" x 6'2")

A light and bright south facing area providing useful extra living space with double glazed windows and charcoal UPVC double glazed French doors opening onto the rear garden. Radiator. Internal picture window to lounge. UPVC double glazed rooflight.

DOOR TO: GARDEN ROOM 2 - 2.2m x 1.88m (7'3" x 6'2")

Another light and bright space overlooking the rear garden with UPVC double glazed sliding patio door and windows. Rooflight. Radiator. Shelving above. Door leading to:

DOWNSTAIRS WC - A modern white dual flush close couple WC, wash hand basin, LED spotlights and radiator.

FIRST FLOOR

LANDING - Radiator and fitted staircase leading up to the loft conversion.

BEDROOM ONE - FRONT - 5m (16'5") into depth of alcoves x 3.78m (12'5")

Two radiators. Range of fitted wardrobes across one wall.

BEDROOM TWO - MIDDLE - 3.86m (12'8") x 3.2m (10'6") into depth of alcoves

Overlooking rear garden with built-in cupboard and bookshelf. Radiator.

BEDROOM THREE - REAR - 3.86m (12'8") x 3.2m (10'6") into depth of alcoves

Overlooking rear garden. Radiator.

BATHROOM - Modern white three-piece suite comprising panelled bath, quadrant shower enclosure with thermostat mixer shower and oversize showerhead, pedestal wash hand basin and radiator.

SEPARATE WC - Modern white close coupled WC.

FIXED STAIRS TO LOFT ROOM - 5m (16'5") (max) x 4.88m (16') increasing to 6.4m (21') - sloping ceiling restricts headroom in places

The attic was converted many years ago to create some really useful, versatile extra space which has been variously used as an office, study, playroom and occasional bedroom. It has a south-facing Velux rooflight window (with a glimpse of Roseberry Topping) and provides some spacious, easy to reach additional storage space with additional Velux rooflight. Two radiators.

EXTERNALLY

GARDENS & PARKING - The front garden is beautifully planted with a variety of ornamental conifers, rockery plants, evergreens, and herbaceous shrubs. Potential (STPP) for useful off street car parking. Secure side access via the workshop leads to a lovely southerly facing rear garden with a block paved patio, nicely planted flowerbeds, small pond, lawned area, outside tap and security light. Timber garden shed with power and light.

WORKSHOP - Two sets of double doors. It runs the length of the house, is secure, watertight and has power and lighting.

AGENTS REF: - IM/LS/MID220007/12012022

Council Tax Band: C

Tenure: Freehold

TO VIEW: Contact our Middlesbrough office on

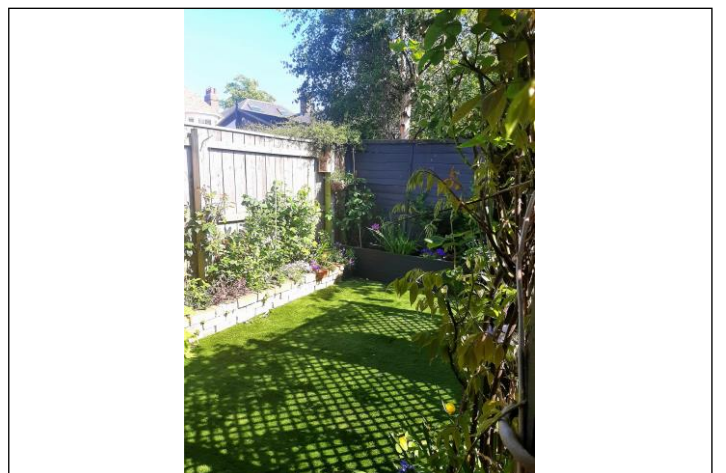
Tel: **01642 254222**



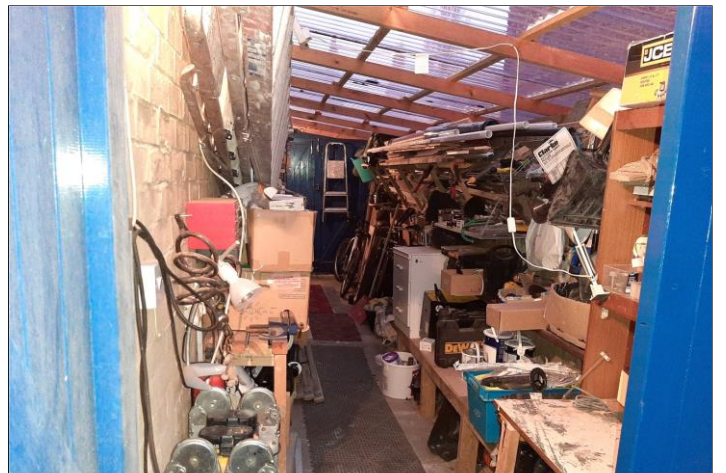
CLAUDE AVENUE, TS5 5PR

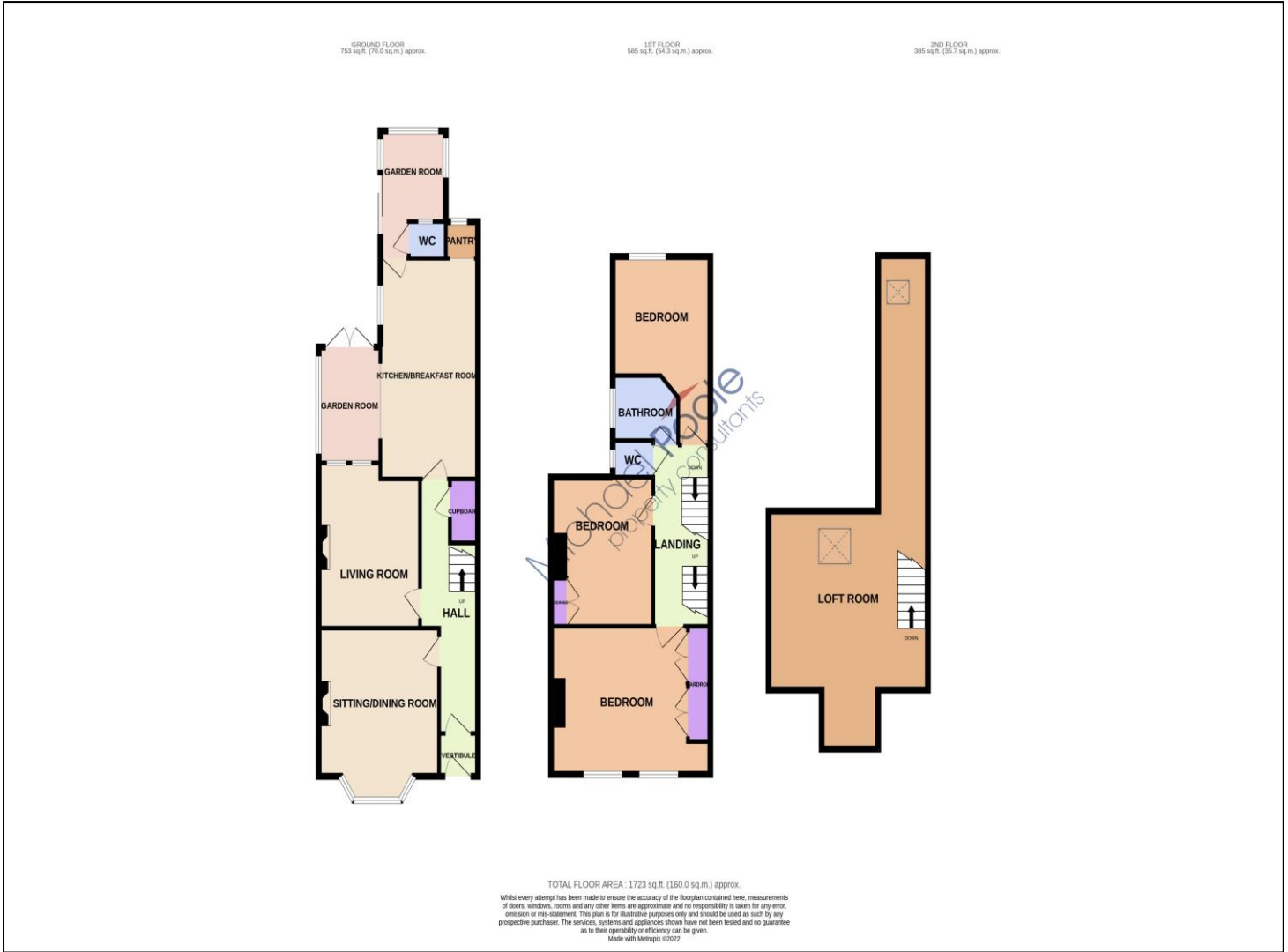


CLAUDE AVENUE, TS5 5PR

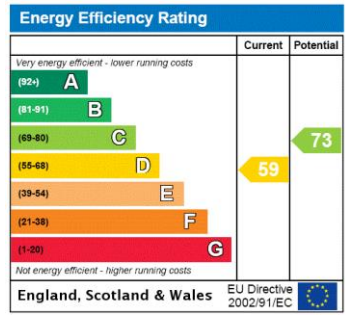


CLAUDE AVENUE, TS5 5PR





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH