

FAIRFIELD AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 5HB



- ▲ Good Looking & Rather Unique Semi-Detached House
- ▲ Has Kerb Appeal in Spades
- ▲ Chain Free Sale, Well Presented & Very Easy to Move Straight Into
- ▲ Large 0.20 Acre (Approx.) Plot & Lovely Size Private Rear Garden
- ▲ 18ft x 14ft Garage, Ample Parking on The Block Paved Driveway & Additional Car/Caravan Parking
- ▲ Three Double Bedrooms & Bathroom with A White Four Piece Suite
- ▲ 23ft Lounge/Dining Room, 16ft Breakfast Kitchen & Handy Utility Room/WC
- ▲ UPVC Double Glazing, Composite Front Door & Central Heating with An Ideal Logic Combi Boiler

£232,500

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With 'Kerb-Appeal' in spades and no forward chain, this unique and particularly good looking, semi-detached house sits nicely on a large (approx. 0.20 acre) plot. It offers brilliant potential for the next lucky owner to increase the footprint of the property without the worry of using up too much all-important garden space.

There's a bigger than usual 18ft x 14ft integral garage, ample parking on the block paved driveway and additional car/caravan parking alongside. Other attractions include uPVC double glazing, composite front door and central heating with an Ideal Logic combi boiler.

Location wise, you're placed within close walking distance of local shops, good schooling and a multitude of other useful facilities.

The well-presented, comfortable interior comprises entrance hall, 23ft through lounge/dining room, 16ft breakfast kitchen with white modern style units and a handy utility room/WC. The first floor has three double bedrooms and bathroom with a white four-piece suite.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with double glazed insert and staircase to the first floor.

LOUNGE - 3.35m x 3.7m (11' x 12'2")

With radiator and electric flame log burner.

RECEPTION ROOM - 3.5m x 3.35m (11'6" x 11')

With radiator.

KITCHEN - 5.1m x 2.08m (16'9" x 6'10")

With white wall, drawer, and floor units, roll edge worktop, four ring gas hob with integrated extractor fan, electric oven, space for fridge freezer, white splashback tiles, one and a half bowl stainless steel sink unit, tiled flooring, radiator and UPVC door to the rear garden.

UTILITY/WC - 2.06m x 2.16m (6'9" x 7'1")

With close coupled WC, wall mounted wash hand basin, white splashback tiles, space for washing machine, space for dryer and tiled flooring.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With access to the loft space and skylight.

BEDROOM ONE - 4.37m (14'4") reducing to 3.33m (10'11") x 4.37m (14'4")

With radiator.

BEDROOM TWO - 2.72m x 3.7m (8'11" x 12'2")

With radiator.

BEDROOM THREE - 2.95m x 3.5m (9'8" x 11'6")

With radiator.

BATHROOM - 2.36m x 2.34m (7'9" x 7'8")

With close coupled WC, pedestal wash hand basin, corner bath, walk-in double shower, white tiled walls, radiator, and skylight.

EXTERNALLY

GARDENS

The property sits on a large plot of approximately 0.2 acres with a neat lawned front garden with wall boundary and a secure gated access to the side leads to the good size private rear garden laid predominantly to lawn with mature shrub border, concrete patio, and outside tap.

GARAGE - 5.8m x 4.47m (19' x 14'8")

A double width block paved driveway provides ample car parking space and leads to a larger than normal integral garage with up and over door, electric supply and light, rear access door, and a wall mounted Ideal Logic gas fired combination boiler. There is a further concrete driveway adjacent to the garage providing some additional car/caravan parking space.

AGENTS REF: - TM/LS/MID230425/30102023

Council Tax Band: C **Tenure:** Freehold

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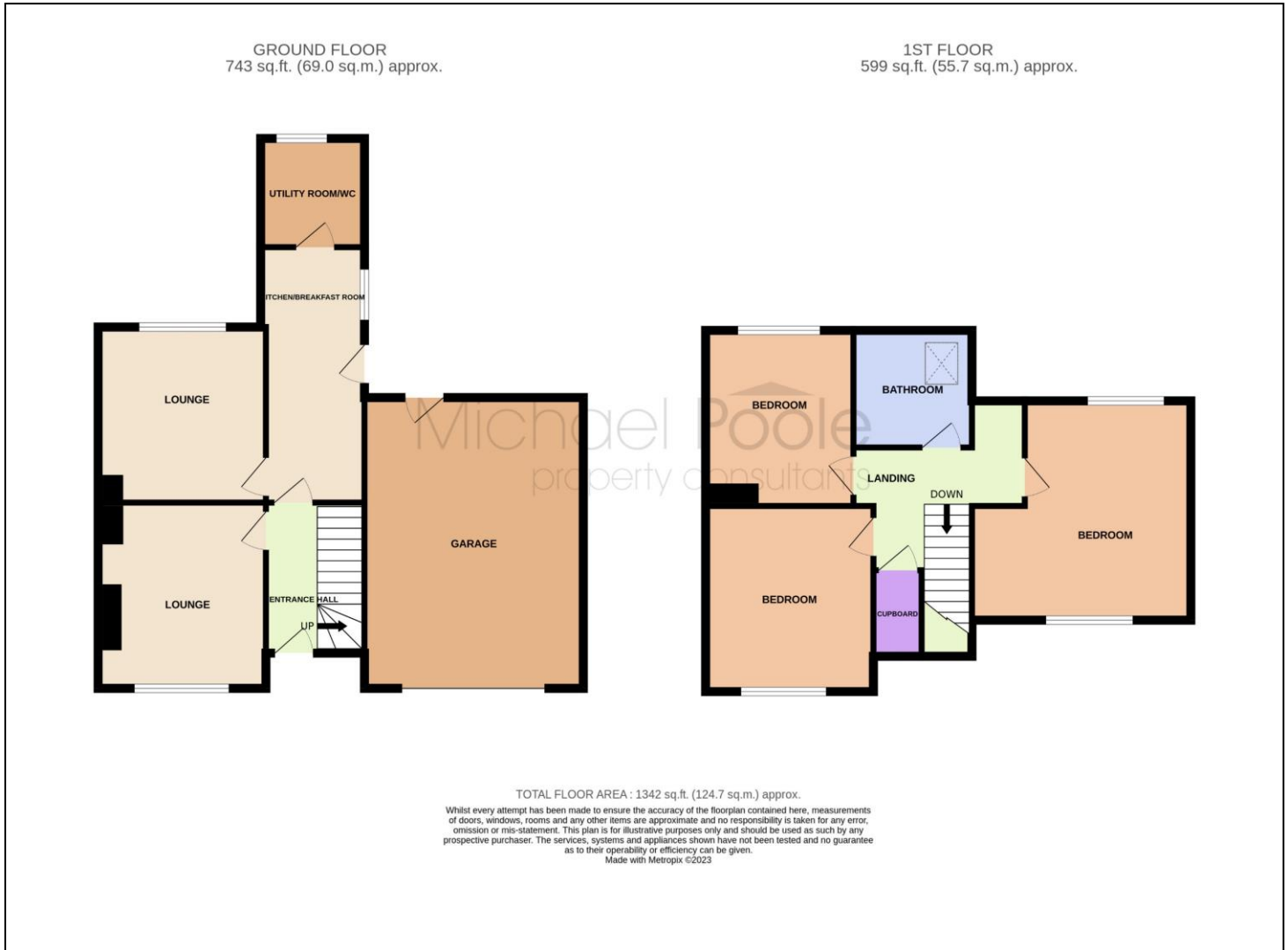


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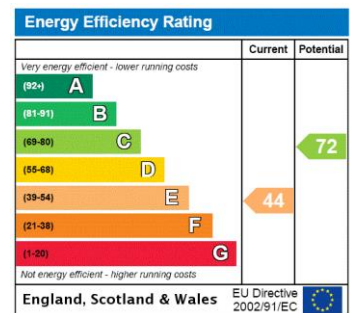


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