

## ETTINGTON AVENUE, PARK END, MIDDLESBROUGH, TS3 7EH



- ▲ Southerly Facing Rear Garden with Indian Sandstone Patio
- ▲ Ideal for First Time Buyers & Young Couples
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Off Street Parking
- ▲ UPVC Double Glazed Windows
- ▲ Recently Decorated & Ready to Move in!

**£109,950**

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Perfectly ready to move straight into and ideal for young couples or first time buyers looking to get onto the property ladder.

Features of the property include gas central heating with a combi boiler, off street parking, three good size bedrooms, and a southerly facing rear garden with an Indian sandstone patio.

The property comprises entrance hall, lounge, and open plan kitchen/diner. On the first floor are three good size bedrooms and a family bathroom.

Externally there is off street parking to the front and to the rear there is a private southerly facing garden that's seen some landscaping in recent years.

### **GROUND FLOOR**

#### **ENTRANCE HALL - 2.84m x 1.7m (9'4" x 5'7")**

Grey composite entrance door, woodgrain effect laminate flooring, staircase to the first floor and storage cupboard.

#### **LOUNGE - 4.04m x 3.78m (13'3" x 12'5")**

With radiator and electric log burner.

#### **KITCHEN DINER - 2.97m x 5.82m (9'9" x 19'1")**

White high gloss wall, drawer, and floor units, granite effect worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, sink and drainer, space for fridge freezer and washing machine, radiator, woodgrain effect laminate flooring, and patio door to the rear garden.

### **FIRST FLOOR**

#### **LANDING - 2.03m x 2m (6'8" x 6'7")**

With loft access.

#### **BEDROOM ONE - 4.3m (14'1") x 2.5m (8'2") increasing to 3.78m (12'5")**

With radiator.

#### **BEDROOM TWO - 2.6m x 3.78m (8'6" x 12'5")**

With radiator.

**TO VIEW: Tel: 01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## **BEDROOM THREE - 3.1m x 3.23m (10'2" x 10'7")**

With radiator.

## **BATHROOM - 1.65m x 2.34m (5'5" x 7'8")**

Comprising close coupled WC, vanity wash hand basin with mixer tap, bath, white tiled walls, chrome towel radiator and patterned tile effect lino flooring.

## **EXTERNALLY**

### **PARKING & GARDEN**

To the front there is off street parking for a single car and to the rear there is a fence enclosed southerly facing garden with two storage sheds, Indian sandstone patio, artificial lawn, and shrubs.

**AGENTS REF:** - TM/LS/MID230544/10012024

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

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Tel: **01642 254222**

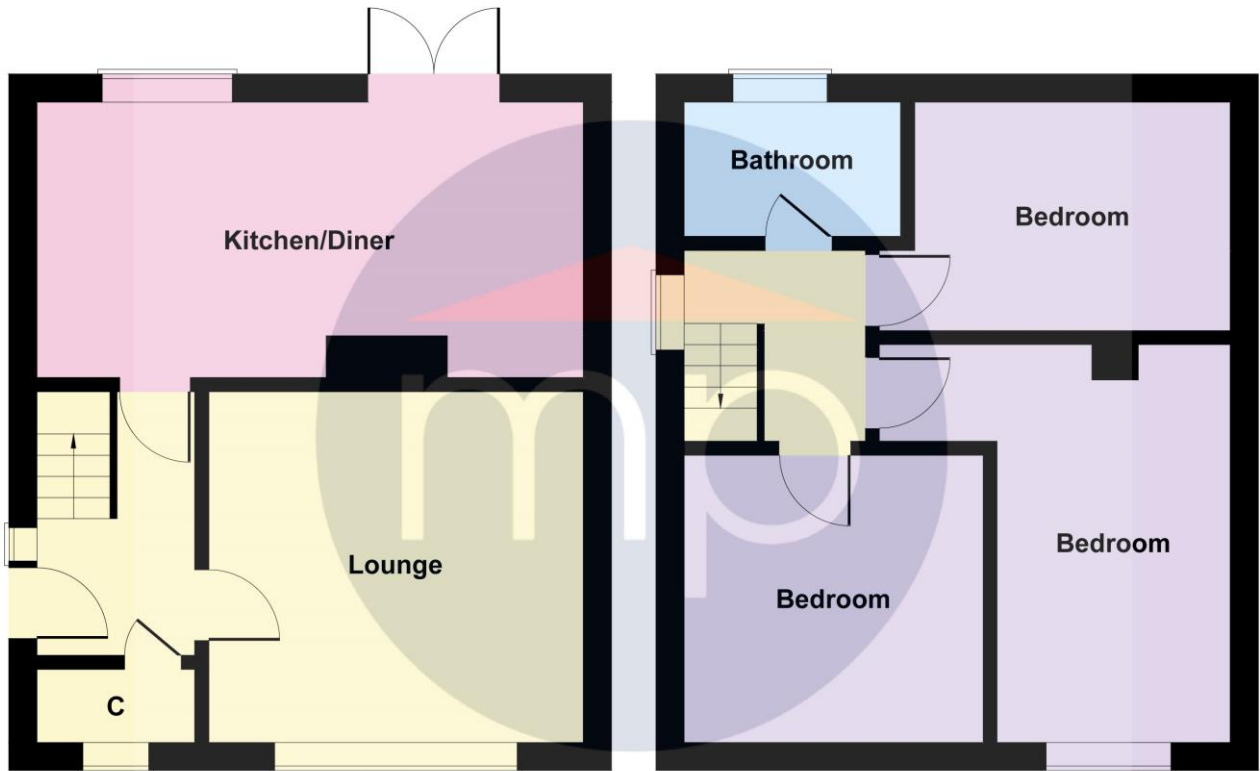




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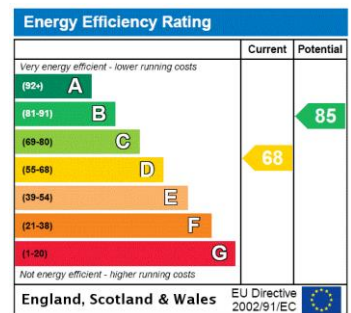


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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