

BERWICK HILLS AVENUE, BRAMBLES FARM, MIDDLESBROUGH, TS3 9EG



- ▲ Ample Off Street Parking for Multiple Cars on a Block Paved Driveway
- ▲ Modern Rustic Style Kitchen

- ▲ Loft Space Currently Used as a Bedroom However No Planning Regs So Cannot Be Classed as Bedroom
- ▲ Southerly Facing Rear Garden

£96,000

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Ideal starting point for getting onto the property ladder, this two bedroom semi features ample off street parking and a good sized southerly facing rear garden.

The property comprises lounge and kitchen/diner. On the first floor there is a bathroom and two bedrooms, the smaller of which has access to the loft space (no planning regs sorry!).

GROUND FLOOR

LOUNGE - 4.62m x 3.8m (15'2" x 12'6")

With UPVC entrance door, two radiators, woodgrain effect laminate flooring, and staircase to the first floor.

KITCHEN DINER - 3.05m x 3.8m (10' x 12'6")

A rustic style kitchen with woodgrain effect wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, electric grill, five ring gas hob, space for washing machine, space for fridge freezer, sink with mixer tap, white splashback tiles, radiator, tiled flooring, and sliding door to lounge.

FIRST FLOOR

LANDING - With storage cupboard.

BEDROOM ONE - 3.05m x 3.8m (10' x 12'6")

With radiator and storage cupboard.

BEDROOM TWO - 2.54m x 2.8m (8'4" x 9'2")

With radiator and stairs leading to the loft space.

BATHROOM - 1.7m x 1.96m (5'7" x 6'5")

With close coupled WC, pedestal wash hand basin with mixer tap, bath with Triton electric shower unit, white cladded walls, tile effect laminate flooring, chrome towel radiator and spotlights in the ceiling.

LOFT SPACE - 3.78m x 3.8m (12'5" x 12'6")

With spotlights and skylight.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for multiple cars on a block paved driveway and to the rear there is a fence enclosed garden with decking and lawn.

AGENTS REF: - TM/LS/MID230577/17102023

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

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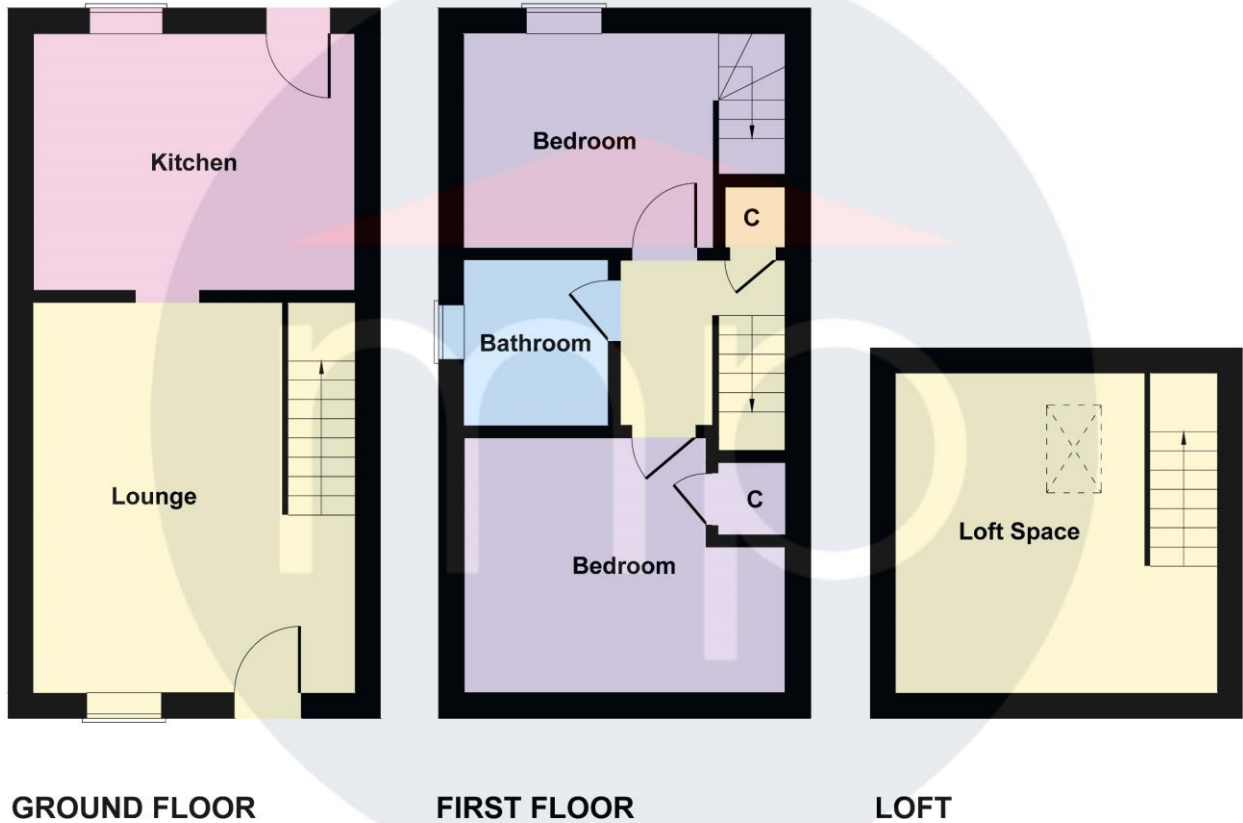
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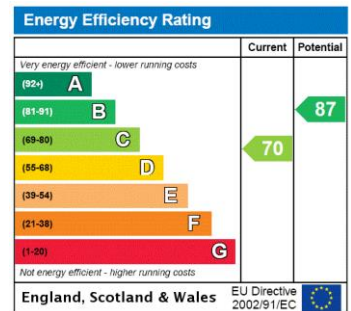
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