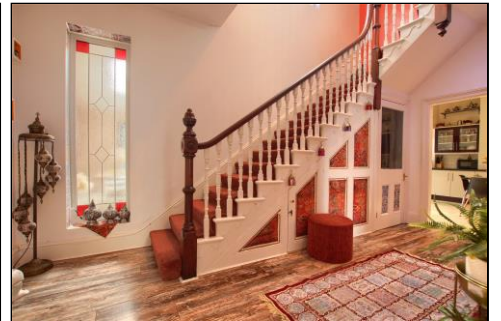


THE AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 6PA



- ▲ Five Bedrooms, Three Having En-Suite Shower Rooms
- ▲ Ideal for Both Families & Investors
- ▲ Home Gym in a Detached Building in the Garden
- ▲ Spacious Entrance Hall with a Beautiful Staircase
- ▲ Extended by Current Owners with Bi-Folding Doors Leading to the West Facing Rear Garden

- ▲ Three Reception Rooms
- ▲ Landscaped Rear Garden with a Pergola
- ▲ Over 3,600 Square Ft of Living Space
- ▲ Modern Kitchen & Bathroom
- ▲ Off Street Parking for Multiple Cars
- ▲ Gas Central Heating with a Combi Boiler

£440,000

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Features of the property include CCTV cameras, gas central heating with a Baxi combi boiler, three reception rooms, bi-folding doors overlooking the landscaped rear garden, three of the five bedrooms have en-suite shower rooms, home gym, off street parking for multiple cars, modern kitchen with a good looking range of units and more!

Whether it's your forever home or for an investment HMO, this property will suit all kinds of buyers.

Please note the property is currently leasehold but will be freehold upon completion of the sale

The property comprises entrance porch, hallway, lounge, second lounge, kitchen, utility room, ground floor WC and garden room with bi-folding doors leading to the garden. On the first floor there are three double bedrooms, one with an en-suite and one with a walk-in dressing room, and bathroom. On the second floor there are two further bedrooms, both with en-suites and eaves storage.

Externally to the front there is off street parking for multiple cars. To the rear is a private patio garden with a water feature and access to the alleyway as well as a home gym which is a detached building.

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

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GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door.

HALLWAY - 5.38m x 3.02m (17'8" x 9'11")
With radiator, staircase to the first floor and woodgrain effect laminate flooring.

LOUNGE - 3.96m x 5.92m (13' x 19'5")
With radiator and woodgrain effect laminate flooring.

LIVING ROOM - 7m x 6.6m (23' x 21'8")
With gas fire in surround, radiator, and woodgrain effect laminate flooring.

L' SHAPED KITCHEN - 3.78m x 7.45m (12'5" x 24'5")
Cream and purple high gloss wall, drawer, and floor units, roll edge worktops, space for a rangemaster cooker, sink, radiator, and tiled flooring.

UTILITY ROOM - 2.06m x 1.37m (6'9" x 4'6")
With space for a washing machine, space for a dryer and tiled flooring.

GROUND FLOOR WC - 2.06m x 2.24m (6'9" x 7'4")
With close coupled WC, vanity wash hand basin with mixer tap and cupboard housing the Baxi combi boiler.

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GARDEN ROOM - 7m x 3m (23' x 9'10")

With under floor heating, bi-folding doors to the rear garden and electric radiator.

FIRST FLOOR

LANDING - With staircase leading to the second floor and woodgrain effect laminate flooring.

BEDROOM ONE - 3.96m x 4.9m (13' x 16'1")

With radiator, woodgrain effect laminate flooring, original cast iron fireplace with patterned tiled surround and fitted wardrobes over bed with additional lighting.

BEDROOM TWO - 4.6m x 3.94m (15'1" x 12'11")

With radiator and woodgrain effect laminate flooring.

EN-SUITE ONE - Comprising close coupled WC, pedestal wash hand basin with mixer tap, double shower, tiled walls, woodgrain effect laminate flooring, and extractor fan.

BEDROOM THREE - 3.94m x 5.21m (12'11" x 17'1")

With radiator, woodgrain effect laminate flooring and separate dressing room.

DRESSING ROOM - With radiator and woodgrain effect laminate flooring.

BATHROOM - Comprising close coupled WC, double vanity wash hand basin with mixer taps, corner bath and corner shower. Tiled walls, tiled floor and two chrome towel radiators.

SECOND FLOOR

LANDING AREA - With access to eaves storage.

BEDROOM FOUR - 3.99m x 5.49m (13'1" x 18')

With radiator.

EN-SUITE TWO - Comprising close coupled WC, pedestal wash hand basin and shower.

BEDROOM FIVE - 4.9m x 3.96m (16'1" x 13')

With radiator.

EN-SUITE THREE - Comprising close coupled WC, pedestal wash hand basin and shower cubicle.

HOME GYM - 3.5m x 2.3m (11'6" x 7'7")

EXTERNALLY

PARKING & GARDEN - To the front of the property there is off street parking for multiple cars and to the rear there is a landscaped garden with patio area and access to the alleyway.

AGENTS REF: - TM/LS/MID240033/0902024

Council Tax Band: E **Tenure:** Leasehold (Freehold Upon Completion)

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222



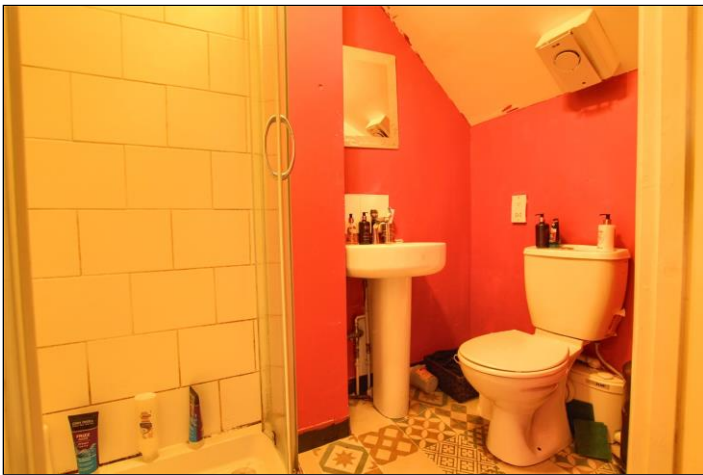
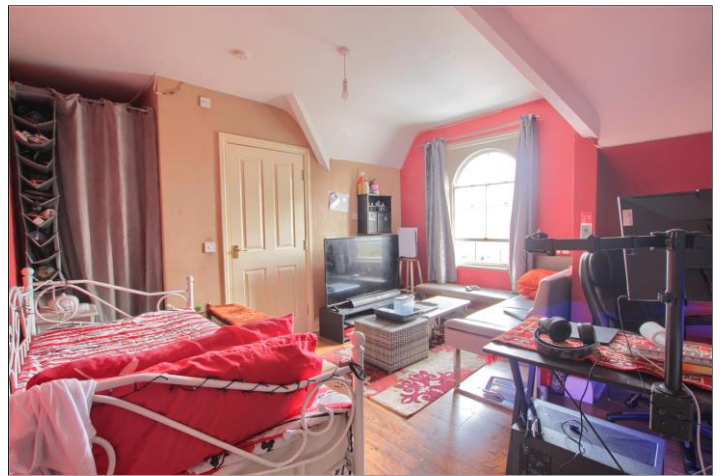
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THE AVENUE, TS5 6PA




13 The Avenue



Not to Scale. Produced by The Plan Portal 2024
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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