

## JESMOND AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 5JY



- ▲ Chain Free Sale Detached Four Double Bedroom Home
- ▲ Ideal for a Family
- ▲ Located in a Quiet Cul-De-Sac
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Stained Glass Original Windows
- ▲ Cast Iron Fireplaces

**£325,000**

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Perfect family homes like this are very special! With living space galore it's ideal for growing families that need some more space and there is some good schooling within the local area.

Features include gas central heating with a combi boiler, UPVC double glazed windows, original glass stained windows and off street parking for multiple cars.

The property comprises entrance hall, lounge/diner, kitchen with a utility cupboard and handy ground floor WC. On the first floor there are four bedrooms and a bathroom. Externally there is a wraparound garden with a patio and lawn to the rear.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Solid hardwood entrance door with stained glass window, radiator, and staircase to the first floor.

##### **LOUNGE/DINER**

With cast iron fireplace with patterned tiled surround, solid hardwood flooring and two radiators.

##### **RECEPTION ROOM**

With cast iron fireplace, patio doors to the rear garden, woodgrain effect laminate flooring and radiator.

##### **KITCHEN**

With white wall, drawer, and floor units, wood block worktop, space for a six ring gas cooker with stainless steel splashback and stainless steel extractor fan, space for dishwasher, Belfast style sink and white splashback tiles.

##### **LOBBY**

With space for fridge freezer.

##### **UTILITY**

With space for washing machine and dryer.

##### **WC**

With high flush WC.

##### **FIRST FLOOR**

##### **LANDING**

With loft access.

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

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## **BEDROOM ONE**

With radiator and cast iron fireplace.

## **BEDROOM TWO**

With radiator, woodgrain effect laminate flooring and fitted wardrobes.

## **BEDROOM THREE**

With radiator and fitted wardrobes with sliding doors.

## **BEDROOM FOUR**

With radiator.

## **BATHROOM**

Comprising close coupled WC, wall mounted wash hand basin with mixer tap, bath with shower over, chrome towel radiator, woodgrain effect laminate flooring, tiled walls and spotlights to the ceiling.

## **EXTERNALLY**

### **PARKING & GARDEN**

To the front there is off street parking for multiple cars and to the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID240065/22022024

**Council Tax Band:** E      **Tenure:** Freehold

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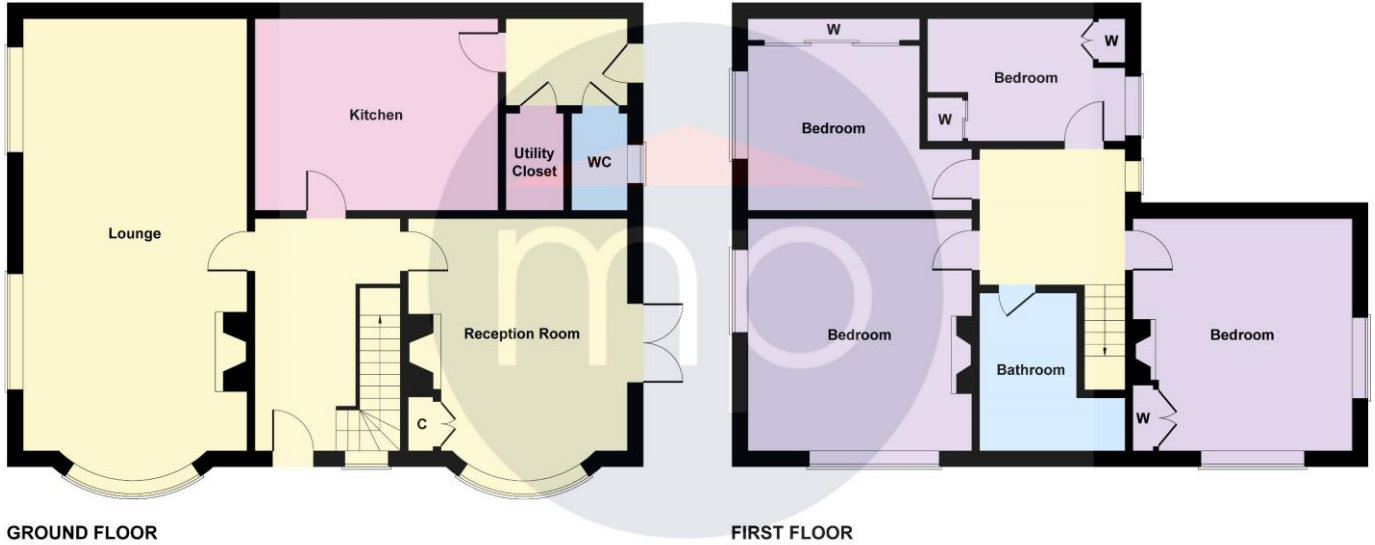
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2 Jesmond Avenue



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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