

# WEYMOUTH AVENUE, TOLLESBY HALL, MIDDLESBROUGH, TS8 9AB



- ▲ An Extended Three Bedroom Semi Detached House
- ▲ 12ft Extension to the Rear with Vaulted Ceiling & Opening to the Fitted Kitchen with French Doors to the Easy to Maintain & Well Presented Rear Garden
- ▲ Driveway Parking with Double Gates
- ▲ Spacious Living Room
- ▲ Modern Bathroom
- ▲ Three Bedrooms
- ▲ Easy Access to James Cook Hospital & Stewart Park
- ▲ Presented to a High Standard Throughout

**£170,000**

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11 Weymouth Avenue is a three bedroom semi detached house that has been extended to the rear and now offers a 12ft vaulted ceiling extension opening into a fitted kitchen with French doors onto the rear garden, a great entertaining space. Externally there is driveway parking with double gates, lawned front garden and an easy to maintain and well-presented garden to the rear with patio, astro turf, seating area and sleeper borders. Internally the accommodation briefly comprises a spacious lounge, fitted kitchen and sitting/dining room and to the first floor there are three bedrooms and a modern bathroom.

#### **GROUND FLOOR**

##### **LOUNGE - 5.49m x 3.8m (18' x 12'6")**

With laminate flooring, feature fire surround, feature panelled wall, and staircase to the first floor.

##### **KITCHEN - 2.44m x 3.78m (8' x 12'5")**

With a range of fitted wall and floor units, complementing work surfaces, electric oven, hob with extractor, plumbing for washing machine and opening to ...

##### **SITTING/DINING ROOM - 3.6m x 3.28m (11'10" x 10'9")**

With laminate flooring, feature panelled wall, two skylights flood the room with natural light and French doors open to the rear garden.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.48m x 2.51m (11'5" x 8'3")**

With fitted wardrobe.

##### **BEDROOM TWO - 3.15m x 2.57m (max) (10'4" x 8'5" (max))**

##### **BEDROOM THREE - 2.29m x 1.98m (7'6" x 6'6")**

##### **BATHROOM - 2.57m x 1.4m (8'5" x 4'7")**

Modern white suite comprising bath with shower over, low level WC, vanity wash hand basin, tiled walls, part mirror wall and Karndean flooring.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**EXTERNALLY**

**PARKING & GARDENS**

Externally to the front there is a driveway with double gates and an open plan lawned garden. To the rear there is a lovely, landscaped garden with patio, astro turf, seating area and sleeper borders.

**AGENTS REF:** - DP/LS/NUN220093/24042024

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

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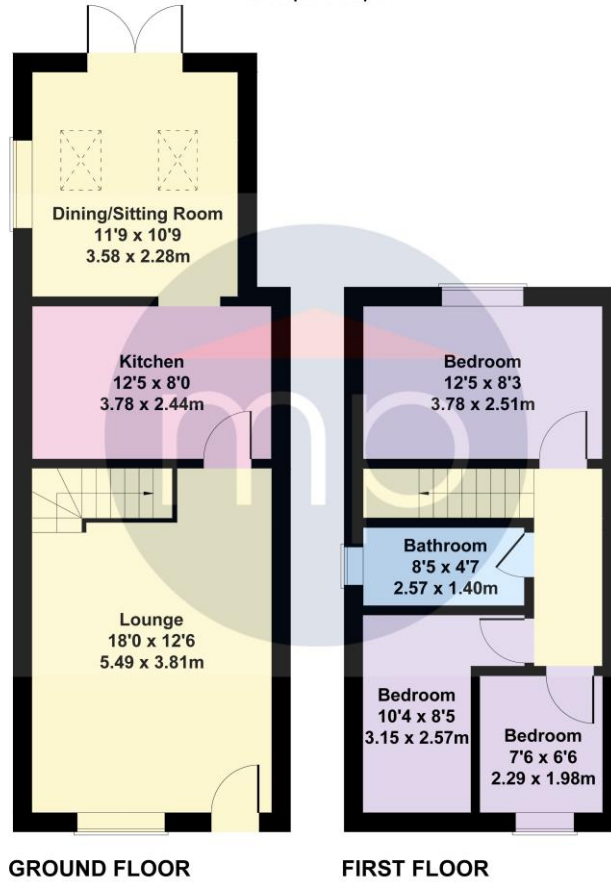


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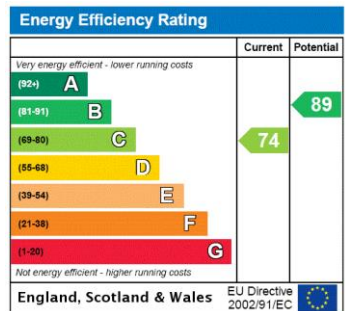
**Weymouth Ave**

Approximate Gross Internal Area  
794 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2024  
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