

BURDON AVENUE, HEMLINGTON, MIDDLESBROUGH, TS8 9GS



- ▲ Modern Three Storey, Three Bedroom Semi Detached House
- ▲ Located on this Popular Modern Development Built by Persimmon Homes
- ▲ Offering Easy Access to the A174, A19 & A66
- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Modern Fitted Kitchen
- ▲ Two First Floor Bedrooms
- ▲ Master Bedroom on the Second Floor with En-Suite Shower Room
- ▲ Two Parking Spaces to the Front Elevation
- ▲ Enclosed Rear Garden
- ▲ No Forward Chain

£175,000

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28 Burdon Avenue is a modern three storey, three bedroom semi-detached house occupying a lovely plot with two parking spaces to the front elevation and an enclosed garden to the rear. Internally the accommodation briefly comprises an entrance porch, living room, inner hallway, cloakroom/WC and fitted kitchen with French doors to the rear garden. To the first floor there are two double bedrooms and a modern bathroom and to the second floor there is a master bedroom with en-suite shower room.

GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM - 4.42m x 3.6m (14'6" x 11'10")
With laminate flooring and large storage cupboard.

INNER HALLWAY
With staircase to the first floor.

CLOAKROOM/WC - 1.07m x 1.3m (3'6" x 4'3")
With low level WC, wash hand basin and laminate flooring.

KITCHEN - 3.56m x 2.3m (11'8" x 7'7")
With a modern range of grey fitted wall and floor units with complementing work surfaces, electric oven, hob with extractor, integrated fridge freezer and dishwasher and French doors open to the enclosed rear garden.

FIRST FLOOR

BEDROOM TWO - 2.62m x 3.58m (8'7" x 11'9")

BEDROOM THREE - 2.3m x 3.58m (7'7" x 11'9")

FAMILY BATHROOM - 2.46m x 1.65m (8'1" x 5'5")
White modern suite comprising bath, low level WC, wash hand basin and part tiled walls.

SECOND FLOOR

MASTER BEDROOM - 5m x 2.57m (16'5" x 8'5")

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EN-SUITE SHOWER ROOM - 1.5m x 3.3m (4'11" x 10'10")

A spacious en-suite shower room comprising shower cubicle, low level WC, wash hand basin, part tiled walls and Velux window.

EXTERNALLY

PARKING & GARDEN

Externally to the front elevation there are two parking spaces and to the rear there is an enclosed garden laid to lawn.

AGENTS REF: - DP/LS/NUN240049/18042024

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

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**

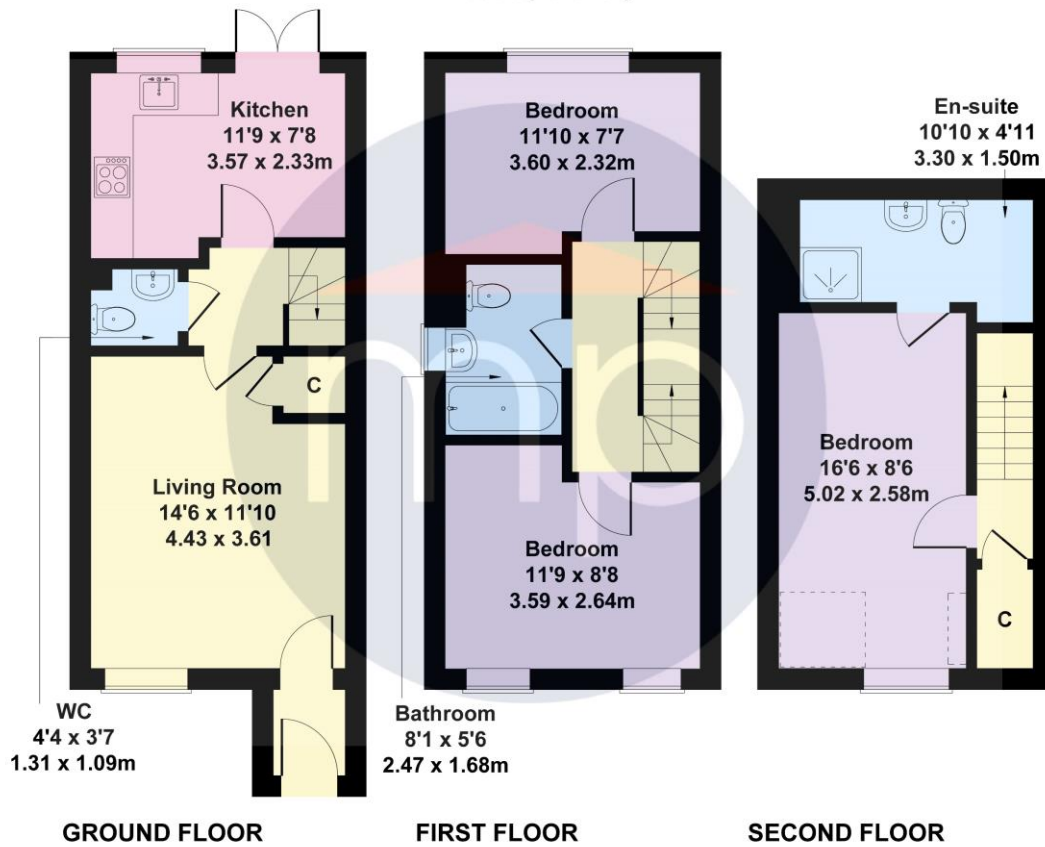


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Burdon Ave

Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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