

KEIGHLEY AVENUE, MARTON MANOR, MIDDLESBROUGH, TS7 8SS

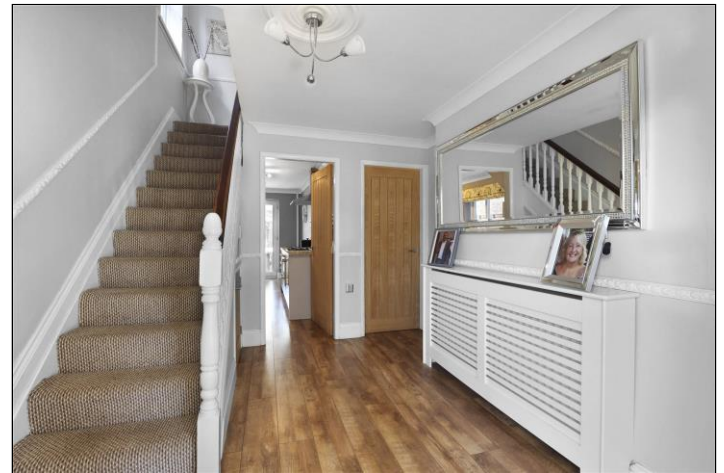


- ▲ A Well Presented Three Bedroom Semi Detached House
- ▲ No Forward Chain
- ▲ Spacious Entrance Hall
- ▲ Rear Garden Room with Access to the Easy to Maintain Garden
- ▲ Separate Living Room
- ▲ Fitted Kitchen
- ▲ Modern Shower Room
- ▲ Three Generous Size Bedrooms
- ▲ Block Paved Driveway
- ▲ Single Garage
- ▲ Easy Access to Stewart Park & James Cook Hospital
- ▲ Solar Panels

£175,000

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5 Keighley Avenue is a well-presented three bedroom semi-detached house offered for sale with no forward chain and occupies a lovely plot with a block paved driveway leading to a single garage, astro turf garden to the front with wrought iron fence boundary and to the rear there is a private spacious garden with patio and astro turf. Internally the accommodation briefly comprises an entrance porch, spacious entrance hall, separate living room, fitted kitchen and garden room to the rear with Velux window and French doors to the private garden. To the first floor there are three good size bedrooms, one with fitted wardrobes and a there is a modern shower room. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

KITCHEN - 4.8m x 1.98m (15'9" x 6'6")

With a range of smart fitted wall and floor units, complementing work surfaces, electric oven and gas hob, tiled splashback, plumbing for dishwasher and washing machine, and wall mounted central heating boiler. Please note there will be unit to house the boiler upon completion. Access to the garden room.

LIVING ROOM - 4.8m x 2.92m (15'9" x 9'7")

With laminate flooring, feature fire surround and patio doors opening to the garden room.

GARDEN ROOM - 4.72m x 2.46m (15'6" x 8'1")

With laminate flooring, two skylights, spotlighting and French doors opening to the private garden.

GROUND FLOOR

ENTRANCE PORCH - 1.32m x 1.83m (4'4" x 6')

ENTRANCE HALL - 2.62m x 3.28m (8'7" x 10'9")

With laminate flooring and staircase to the first floor.

FIRST FLOOR

BEDROOM ONE - 4.8m x 3.07m (15'9" x 10'1")

With a range of fitted wardrobes.

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BEDROOM TWO - 3.38m x 3.07m (11'1" x 10'1")

With laminate flooring.

BEDROOM THREE - 1.93m x 3.2m (6'4" x 10'6")

SHOWER ROOM - 1.88m x 2.36m (6'2" x 7'9")

Modern suite comprising shower cubicle, low level WC, vanity wash hand basin, clad walls, and chrome heated towel rail.

EXTERNALLY

PARKING & GARAGE

Externally there is a block paved driveway leading to a single garage with up and over door.

GARDENS

Front garden with astro turf and wrought iron fence boundary. To the rear there is a generous size and well maintained private garden with patio, astro turf and gravelled borders.

AGENTS REF: - DP/LS/NUN240382/24042024

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

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Tel: **01642 955625**

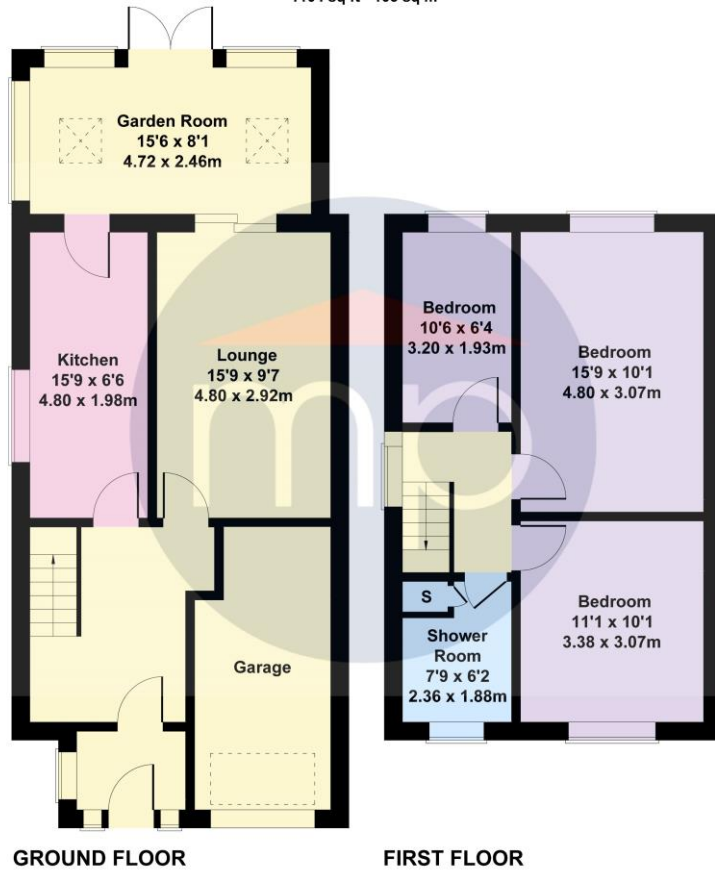


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Keighley Ave

Approximate Gross Internal Area
1104 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		94
(81-91)	B		
(69-80)	C	74	
(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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