



The Avenue, Linthorpe, Middlesbrough, TS5 6SB

FOUR BEDROOM HOME | GARAGE & PARKING | GROUND FLOOR WC | THREE RECEPTION ROOMS
MANY ORIGINAL FEATURES

£195,000

HUNTERS[®]
HERE TO GET *you* THERE

**The Avenue, Linthorpe, Middlesbrough,
TS5 6SB**

ENTRANCE

Solid wood entrance door with glazed light over leads to vestibule with further inner glazed door to the hall.

RECEPTION HALL

Stairs to first floor, understair cupboard and doors to ground floor rooms along with an external rear door to the garden.

LOUNGE

4.98m (16' 4") x 4.29m (14' 1")

With large front facing, walk-in bay window with original stained glass lights over. Additional heating in the form of a stunning timber fire surround housing a modern gas, coal effect fire with tiled hearth and insert.



SITTING ROOM

3.71m (12' 2") x 3.84m (12' 7")

With original sash window to the rear.



DINING ROOM

3.76m (12' 4") x 3.20m (10' 6")

With two side facing sash windows and two original built-in storage cupboards. Additional heating from gas fire in tiled surround. door to kitchen.



KITCHEN

2.49m (8' 2") x 3.35m (11' 0")

With a side facing single glazed window. Fitted with a range off wall, base & drawer units. Gas cooker point with extractor hood over. Stainless steel sink with a double drainer. tiled splash-backs. Door to utility room.



UTILITY ROOM

2.62m (8' 7") x 2.79m (9' 2")

Side facing window. Plumbing for washing machine. Door to walk-in storage pantry. Door to ground floor wc. Rear external door giving access to the rear garden.

GROUND FLOOR WC

Fully tiled with a low level wc and small side facing window.

FIRST FLOOR

Split level landing with loft access via hatch and doors to all first floor rooms.

BEDROOM ONE

4.96m (16' 3") x 3.80m (12' 6")

With a large, front facing bay window to the front aspect. Original feature tiled fireplace.



BEDROOM TWO

2.88m (9' 5") x 1.84m (6' 0")

With a front facing sash window with original stained glass.



BATHROOM



EXTERNALLY

WC

BEDROOM THREE

3.90m (12' 10") x 3.86m (12' 8")

Built-in original storage cupboard and additional built-in wardrobes. Single glazed sash window to the rear aspect

BEDROOM FOUR

2.16m (7' 1") x 3.44m (11' 3")

With a sash window to the side aspect and a built-in storage cupboard.

OPENING HOURS

Monday - Friday: 08:30 - 20:00

Saturday: 10:00 - 17:00

Sunday: 10:00 - 17:00

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

