Mayfair Avenue, Grove Hill, Middlesbrough, TS4 2RN

Offered with NO ONWARD CHAIN, this semi-detached three-bedroom house, situated on a CORNER PLOT in Middlesbrough's Grove Hill estate, presents a GREAT INVESTMENT OPPORTUNITY.

The property features a hallway leading to a lounge with a gas fire and an attractive bay window. The large kitchen/dining room is equipped with units, including a breakfast bar and integrated oven and hob, with access to the rear garden. Upstairs, you'll find three bedrooms and a family bathroom with a white suite. This home is uPVC double glazed throughout and gas centrally heated.

Externally are gardens to the front, side and rear, along with off road parking to the side.

Conveniently situated, this property enjoys proximity to various amenities, including James Cook Hospital, schools, parks, shops, and other essential services. Additionally, it benefits from easy access to bus routes, offering residents convenient transportation options.

Offers In The Region Of £85,000

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HALL
uPVC double glazed entrance door, stair case to the first floor, radiator.

LOUNGE
12'6 x 15'8 (3.81m x 4.78m)

KITCHEN/DINER
19'2" x 8'11 (5.84m x 2.72m)

LANDING
uPVC double glazed window to the side.

BEDROOM 1
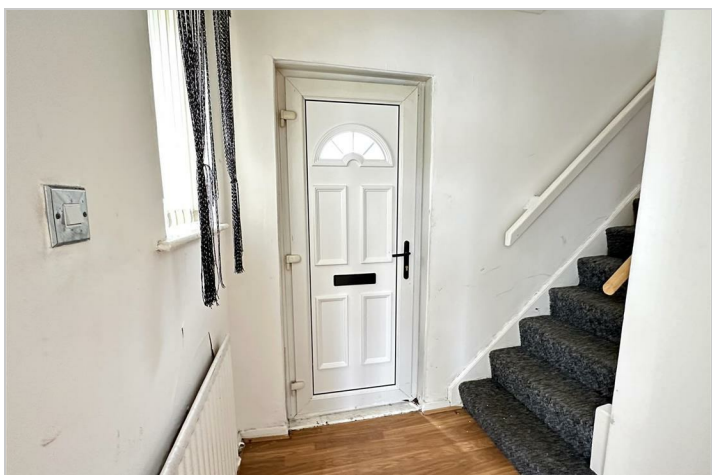11'3 x 12'7 (3.43m x 3.84m)

BEDROOM 2
9'0 x 12'3 (2.74m x 3.73m)

BEDROOM 3
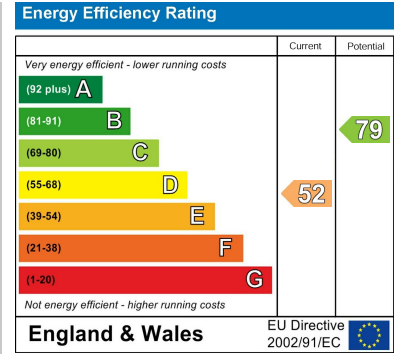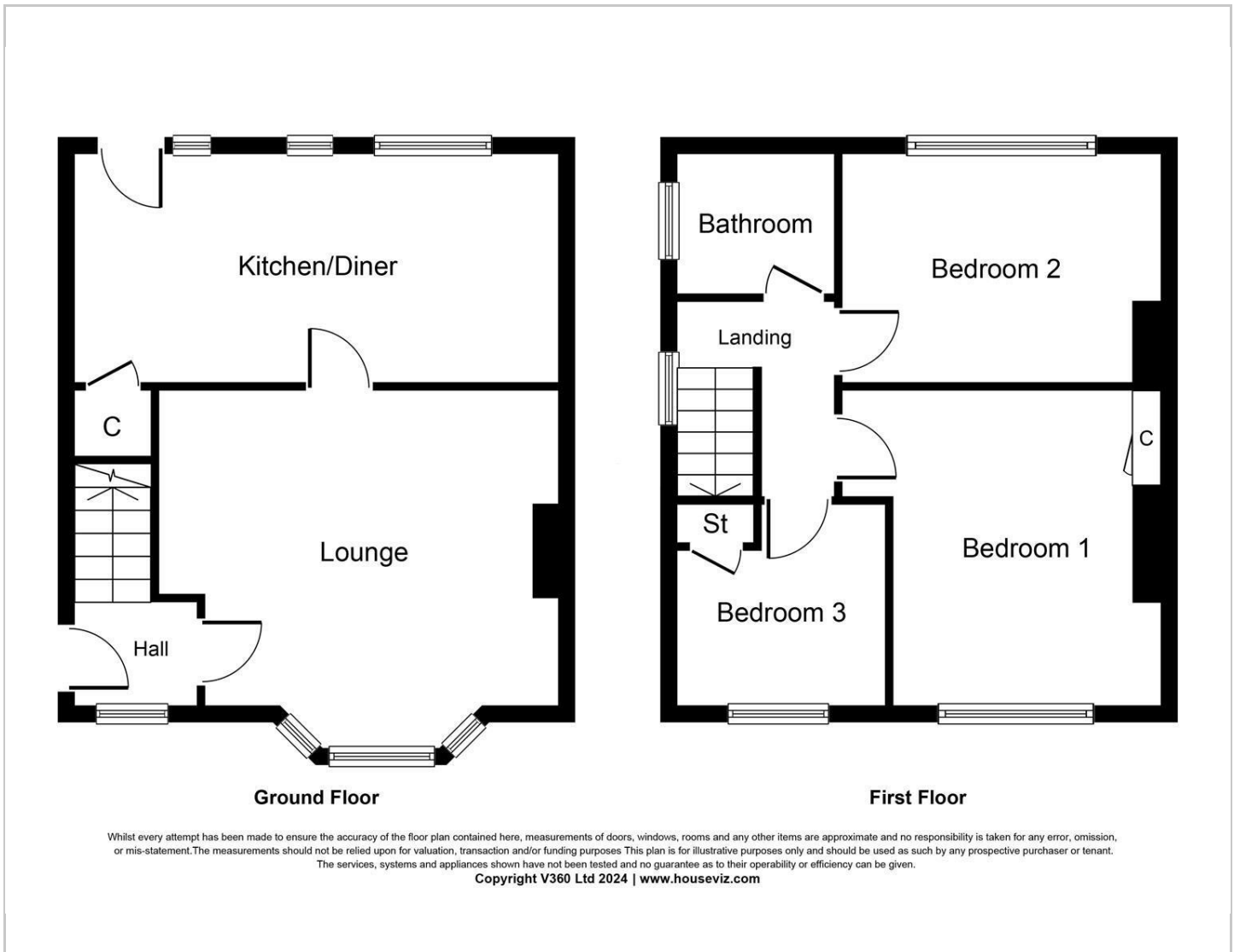7'11 x 7'11 (2.41m x 2.41m)

BATHROOM
6'2 x 5'5 (1.88m x 1.65m)

Map

EPC graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/