

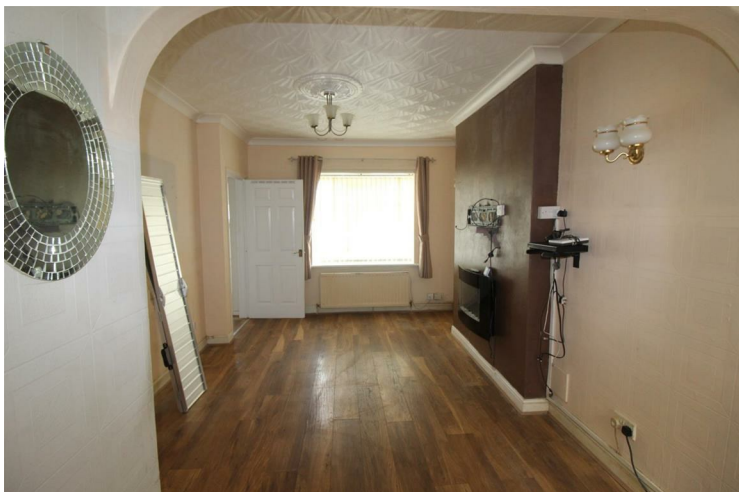


Kirby Avenue
Middlesbrough

£70,000

ENERGY RATING: D-63

A two bedroom end terrace house in need of some modernisation but offering spacious living accommodation. Comprising; entrance porch, lounge, kitchen, two first floor bedrooms and shower room WC. There is a low maintenance paved front garden providing off-street parking for two cars and an enclosed paved garden to the rear with a outhouse. Energy Rating D * Council Tax Band: A (£1,579.30). NO FORWARD CHAIN!!



- Two Bedrooms • End Terrace House • No Onward Chain • Energy Rating D • Council Tax Band A
- £1579.30

Entrance Porch

UPVC entrance door with feature oval shaped leaded light, as side aspect UPVC double glazed window and a wooden glazed door leading to:

Hallway

Staircase to first floor

Lounge

Front aspect UPVC double glazed bay window and rear aspect double window and a radiator.

Kitchen

Rear aspect UPVC double glazed window and a side aspect UPVC double glazed door. A range of base units with rolled worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap, integrated oven & gas hob, space for washing machine and fridge/freezer.

First floor landing

Bedroom one

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

Rear aspect UPVC double glazed window and a radiator.

Shower room/WC

Rear aspect UPVC double glazed window, modern white vanity unit housing wash basin & low level, walk-in double cubicle with electric shower, fully tiled walls & flooring and a Worcester combi boiler.

Externally


There is a walled garden to the front of the property which is fully

paved with space for two cars. To the rear is a paved garden with an outhouse.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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