



Belmont Avenue, South Bank - TS6 0AY  
Middlesbrough



Offers Invited Between £160,000 - £170,000





## Belmont Avenue

South Bank, Middlesbrough

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This modernised Three Bed Bay Fronted Semi Detached property is the epitome of contemporary living. Ideal for first-time buyers and families alike, this charming home boasts a range of desirable features sure to impress even the most discerning of buyers. The accommodation comprises of an inviting entrance hall leading to a spacious lounge diner with bay windows to the front and rear, providing an abundance of natural light throughout. The ground floor further benefits from a convenient WC and a modern fitted kitchen, perfect for culinary enthusiasts. Upstairs, a well-appointed landing leads to a modern family bathroom and three generously sized bedrooms, offering comfortable living spaces for all residents. Completing this exceptional property is the large rear garden, providing ample space for outdoor activities and summer barbecues, as well as a driveway and garage for off-road parking. Additional features of this delightful home include UPVC double glazing and gas central heating, ensuring year-round comfort and energy efficiency without compromise. Boasting a blend of contemporary design and character features, this property presents a rare opportunity to secure a home of both style and substance, all without the hassle of an onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



#### Entrance Hall

13' 8" x 5' 6" (4.17m x 1.67m)

#### Lounge/Diner

26' 10" x 17' 2" (8.18m x 5.24m)

#### Ground Floor Wc

#### Kitchen

12' 6" x 8' 8" (3.81m x 2.64m)

#### Landing

8' 11" x 5' 6" (2.73m x 1.67m)

#### Bathroom

5' 4" x 5' 11" (1.63m x 1.80m)

#### Bedroom One

10' 10" x 10' 9" (3.29m x 3.27m)

#### Bedroom Two

10' 10" x 10' 8" (3.29m x 3.25m)

#### Bedroom Three

6' 11" x 5' 6" (2.11m x 1.67m)







GARDEN

GARAGE

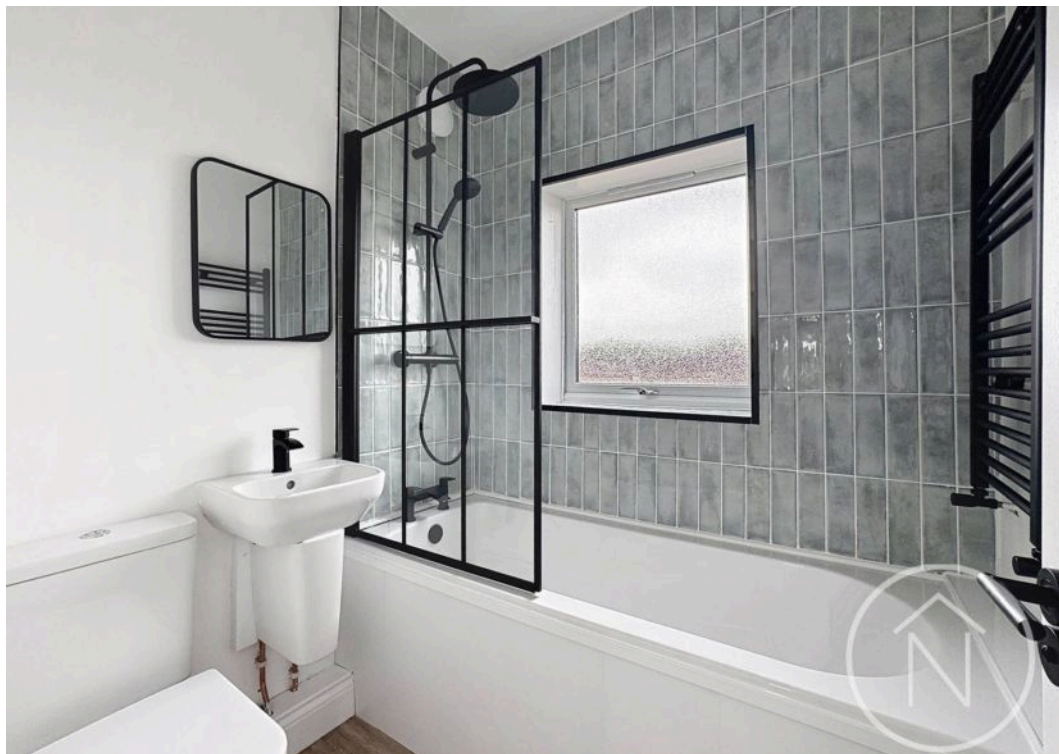
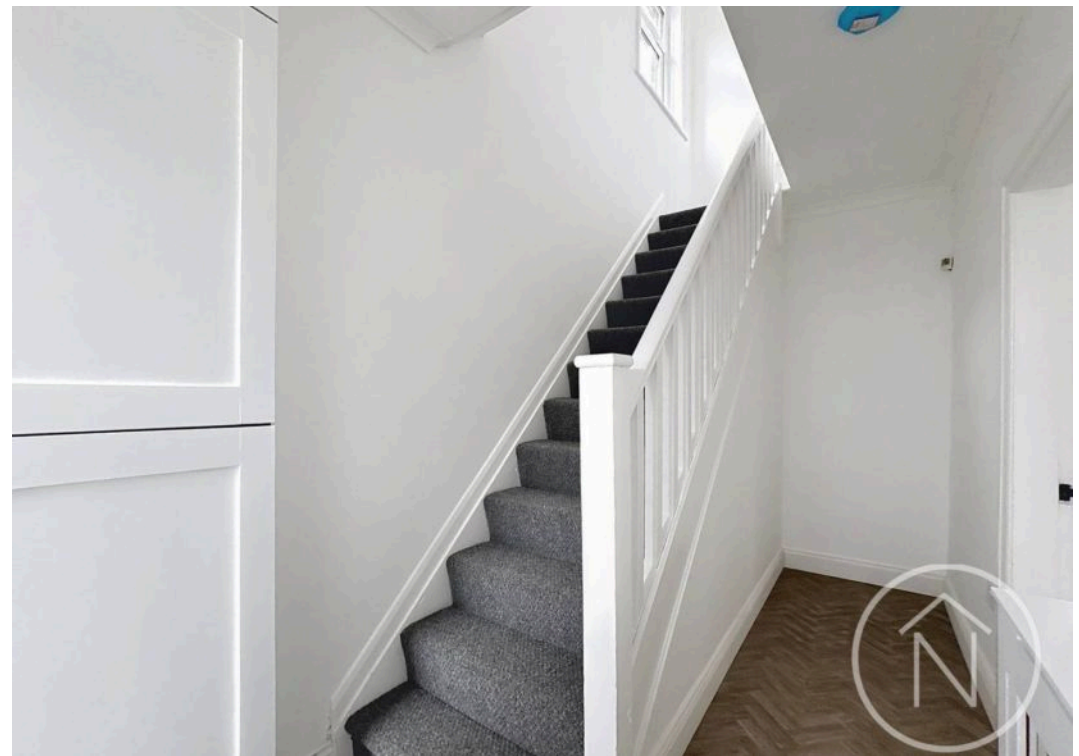
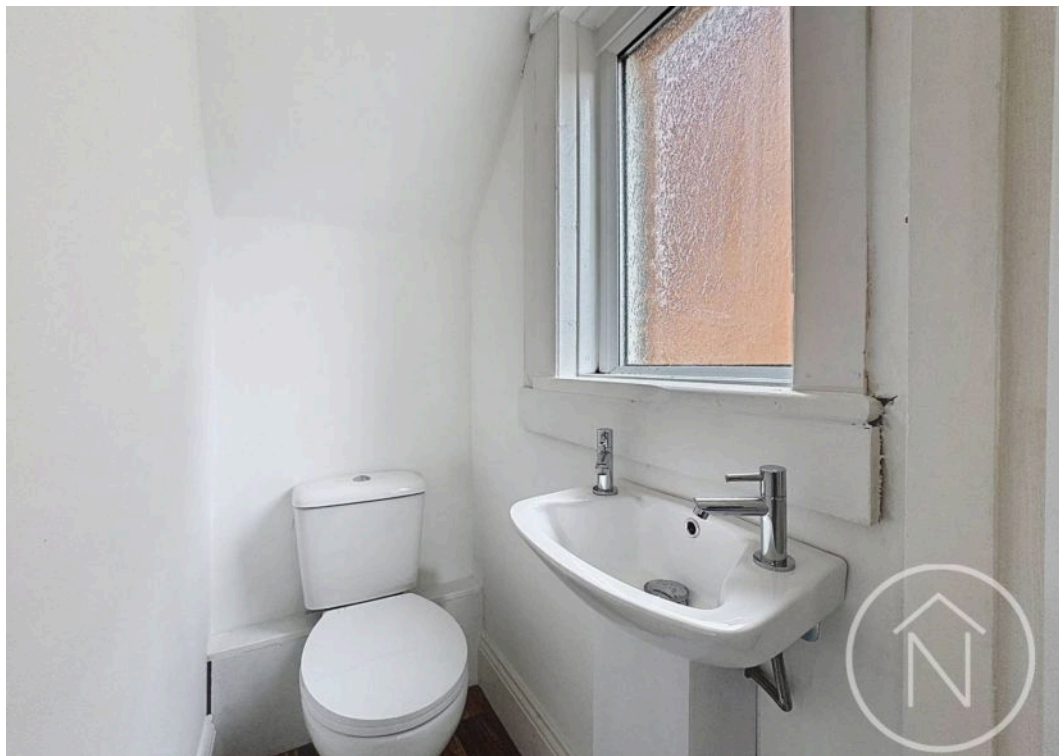
OFF STREET

DRIVEWAY

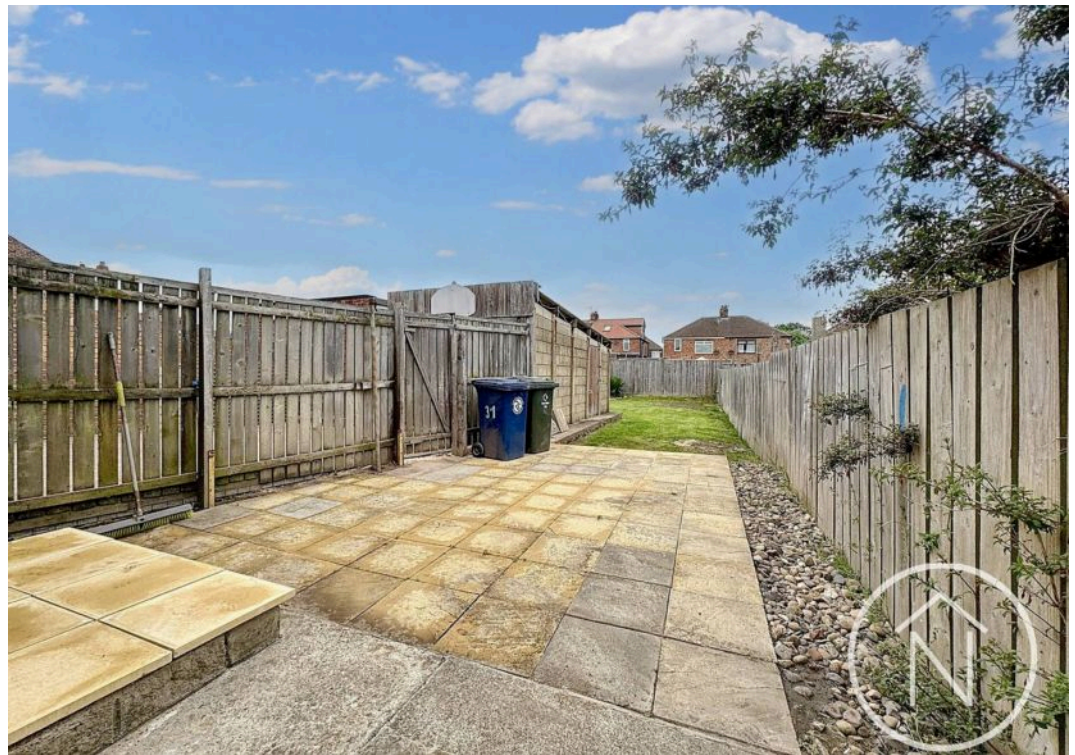
ON STREET













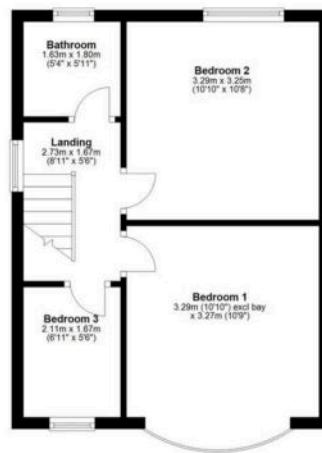
### Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



### First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)





## Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.