



## 1 Walton Avenue

, Middlesbrough, TS5 7RN

**£380,000**



**\*\*PRICE REDUCED\*\***

This type of property, with all it has to offer, located in such a sought-after area does not come on the market every day!

We're delighted to introduce this extended family home, offering a multitude of desirable attributes including a spacious, open plan kitchen / dining room, low maintenance but beautifully designed rear garden and a large summer house comprising outside kitchen & bar.





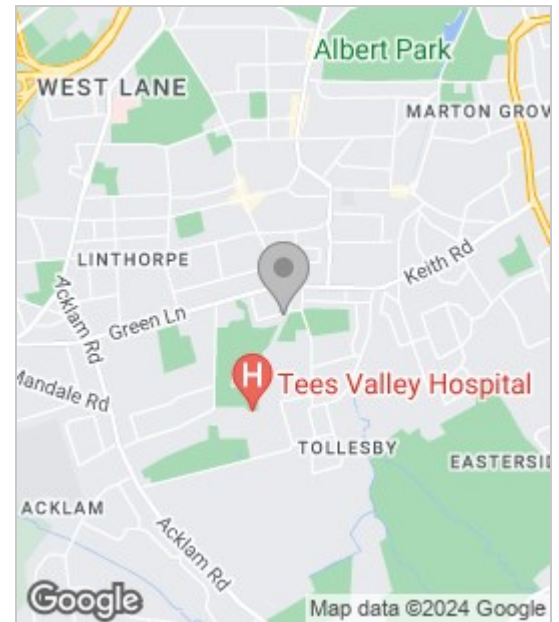
The floorplan consists of an entrance hallway, downstairs WC, spacious lounge as well as an extra reception room offering versatility, an open plan kitchen / dining / family room with a whole host of built in appliances and an instant hot water tap, 2 velux windows to allow further natural light, bi-fold doors to rear garden. The utility room comes from a side extension and holds ample space for appliances, hot & cold water taps, plumbing for washing machine, rarely seen Sauna built in. This room also leads down to the home Gym which gives extra access to the rear garden.

To the first floor are four bedrooms and stunning FOUR piece family bathroom which boasts a large free standing bath, walk in shower, mosaic tiles, stylish heated towel rail and inset spotlights.

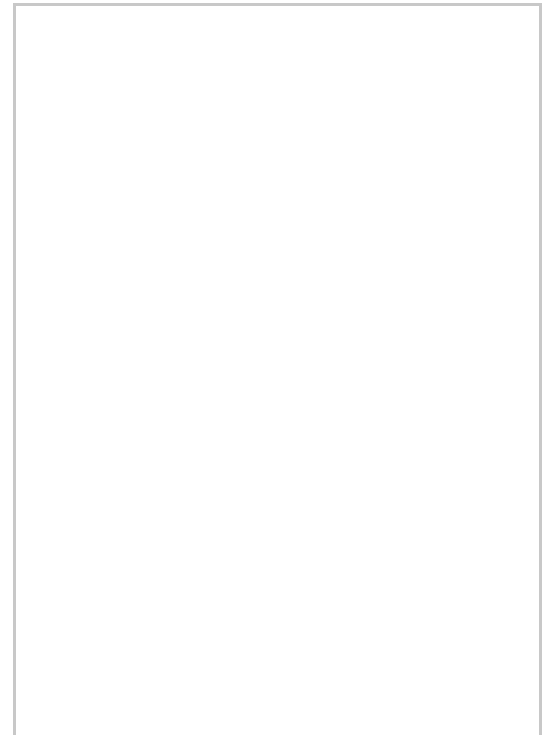
Externally, there isn't much else you could ask for with this property. A garden perfect for those summer nights... 'See it to believe it'. The bar / outside kitchen comes with pumps included, industrial hot plate, two smoker BBQ's, and a deep fat fryer. The rear garden itself has been beautifully designed. To the front is a spacious driveway which can fit up to 3 cars.

This property is a MUST SEE! Contact Igomove Teesside and a member of the team will be happy to help.

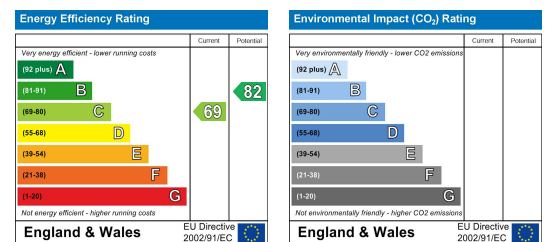
## Area Map



## Floor Plan



## Energy Efficiency Graph



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