



## 155 Earlsdon Avenue

, Middlesbrough, TS5 8TA

**By Auction £130,000**



\*\*\* FLEXIBLE AUCTION FEES AVAILABLE \*\*\* £3000 RESERVATION FEE \*\*\* FOR SALE VIA AUCTION. Terms apply.

2024-07-28 14:00

\*\*\*DISCLAIMER\*\*\* igomove do not take any responsibility for any of our advertised properties, it is to the buyers discretion to view, carry out surveys & view all documents (where relevant) in accordance with the property. We urge all parties to complete their own due-diligence on any property, not just an auction property. We kindly advise all parties to read & understand the auction pack/legal pack. On the time of exchange you MUST be in a position to submit a non-refundable reservation fee. For further information please contact our offices.

This three bed semi-detached home comes to the market in a well established and high maintained manner looking for its forever buyer. Nestled only a short walk to nearby amenities which makes this area very accessible and convenient. In short, this home comprises of three bedrooms, one bathroom, a bright and spacious lounge/dining area, a sizeable kitchen as well as a spectacular conservatory for all your relaxation needs.



As you enter the property, you are greeted by a welcoming hallway with a staircase to the first floor. Beyond this point, you are guided into the kitchen which provides access to the full width conservatory. Numerous cozy corners spread throughout gives this space a timeless feel, making this the ultimate room of tranquility. Back through the kitchen which has plumbing for a washing machine, is shortly followed by the lounge which works alongside the dining area. This dual aspect family room is ideal for providing comfort, space and entertainment.

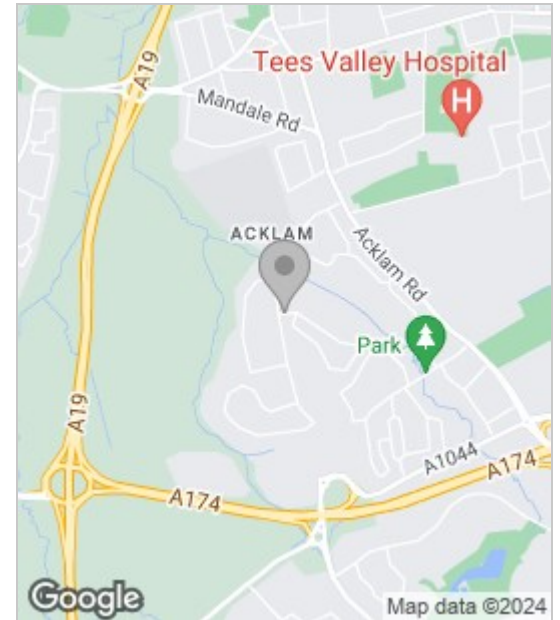
Moving upstairs onto the first floor you are met with the landing which is naturally and highly lit by a UPVC double glazed window. A bathroom that has a three fitted suite showcasing floor to ceiling tiles.

The main bedroom is spacious containing fitted wardrobes providing ample storage space. The second bedroom to rear aspect also spacious and concluding the upstairs is the third bedroom with an over the stairs storage cupboard.

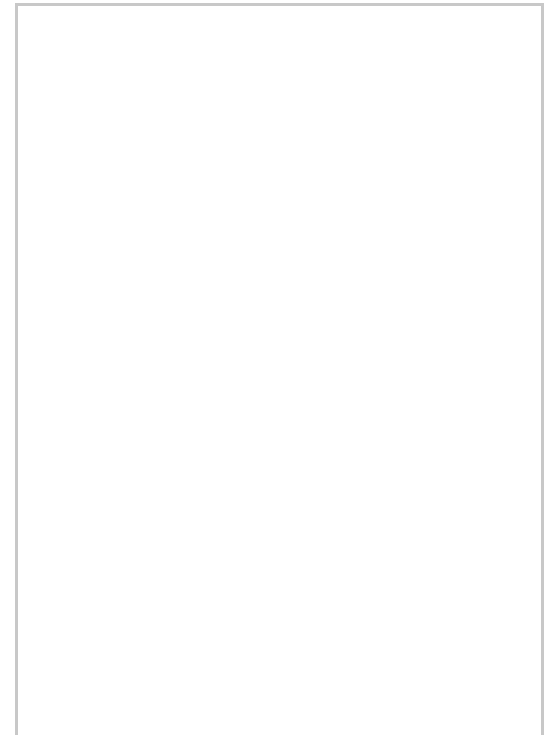
Externally to the home has a lengthy driveway as well as side access to the rear garden. This is where you can enjoy a good degree of privacy as well as stunning views of its greenery.

To conclude, this property offers a whole host of benefits, from its location, to its spacious floor plan. Viewings come highly recommended. Contact Igomove Teesside and we will be happy to assist with viewing arrangements. We're open until 8pm during the week, and until 5pm on weekends. Don't wait to arrange your viewing.

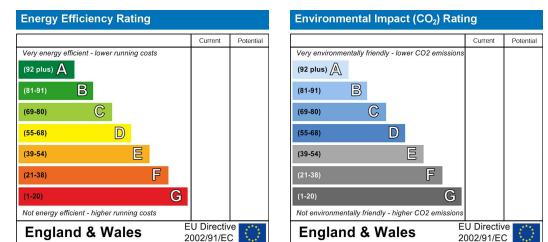
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.