



Nesham Avenue, Middlesbrough, TS5 4LY

welcome to

Nesham Avenue, Middlesbrough

A three Bedroom Semi-detached home sitting on a substantial plot which is rare to the market. Externally this home has a large wrap around Garden with access to a Garage. RENTAL YEILD 7.2%.

Entrance Hall

UPVC double glazed door, stairs to first floor, coved corning and radiator.

Lounge

14' 2" (Into bay window) x 11' 7" (Into recess) (4.32m (Into bay window) x 3.53m (Into recess))
UPVC double glazed bay window to front, coved corning, radiator and archway leading to:

Dining Room

13' 10" (Into bay window) x 11' 7" (Maximum into recess) (4.22m (Into bay window) x 3.53m (Maximum into recess))
UPVC double glazed square bay window to rear, coved corning and radiator.

Cloakroom

WC, wash hand basin with mixer tap, coved corning and extractor fan.

Kitchen

19' 2" x 6' 3" (5.84m x 1.91m)
Wall and base units with complimentary work surfaces, UPVC double glazed window to side, boiler in cupboard, understairs storage and sink/drain.

Shower Room

Shower room with tiled walls and spotlights.

Landing

UPVC double glazed window to side.

Bedroom 1

14' 2" (Into bay window) x 11' 3" (Into recess) (4.32m (Into bay window) x 3.43m (Into recess))
UPVC double glazed bay window to front and radiator.

Bedroom 2

11' x 11' 3" (Maximum) (3.35m x 3.43m (Maximum))
UPVC double glazed window to rear and radiator.

Bedroom 3

6' 2" x 8' 10" (1.88m x 2.69m)
UPVC double glazed window to front and radiator.

Bedroom

Bath with shower over, loft access, extractor fan, wash hand basin with mixer tap, WC, UPVC double glazed window to side and radiator.

Externally

Front Garden

Small front garden with driveway leading to Garage.

Rear And Side Garden

Large lawned area, flowerbed edging with a range of mature trees.





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Nesham Avenue, Middlesbrough

- RARE TO THE MARKET & A SUBSTANTIAL PLOT
- RENTAL YEILD 7.2%.
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- WRAP AROUND GARDEN AND GARAGE

Tenure: Freehold EPC Rating: F

£130,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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