



Kensington, Avenue, Middlesbrough, TS6 0QQ

welcome to

Kensington Avenue, Middlesbrough

An extended 4 bedroom semi-detached family home. Externally, this home hosts front and rear gardens, and also benefiting from a driveway leading to the garage.

Hallway

UPVC double glazed door to front, stairs to first floor, storage cupboard, telephone point, radiator.

Lounge

13' 6" x 12' 10" (4.11m x 3.91m)

UPVC double glazed window to front, radiator, TV point, gas fire with decorative fire surround

Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)

UPVC double glazed sliding door to conservatory, coved cornicing, radiator,

Conservatory

15' 7" x 9' 7" (4.75m x 2.92m)

UPVC construction, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, electric radiator.

Landing

Stairs from hallway, loft access, coved cornicing.

Kitchen

16' 9" max x 9' 5" (5.11m max x 2.87m)

Range of base and wall units with complimentary work surfaces, vertical wall-mounted radiator, integral gas oven, integral grill, 5 ring gas hob, UPVC double glazed window to rear, 1 1/2 bowl sink with draining board and mixer tap, recess for fridge/freezer, extractor unit,

Bathroom

WC, wash hand basin, bath with wall mounted shower, UPVC double glazed window to rear, radiator.

Bedroom 1

17' 9" x 8' 4" (5.41m x 2.54m)

UPVC double glazed window to front, sliding mirror wardrobes, radiator, access to ensuite,

En Suite

Double chrome heated towel rail, WC, wash hand basin with mixer tap and under storage, walk-in shower with wall mounted shower head, UPVC double glazed window to rear,

Bedroom 2

13' 4" x 9' 10" (4.06m x 3.00m)

UPVC double glazed window to front, sliding mirror wardrobes, radiator

Bedroom 3

11' 1" x 9' 8" (3.38m x 2.95m)

UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom 4

10' 5" max x 6' 4" max (3.17m max x 1.93m max)

UPVC double glazed window to front, radiator, storage cupboard.



Front Garden

Well manicured garden, flower bed to front, driveway which leads to garage.

Rear Garden

Patio seating area, lawned area, raised patio area to rear.



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welcome to

Kensington Avenue, Middlesbrough

- MASTER WITH EN SUITE
- FRONT AND REAR GARDENS
- GARAGE
- CONSERVATORY
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: C

offers in the region of

£230,000



Ground Floor



First Floor

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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