



**Ayresome Street, MIDDLESBROUGH, TS1 4NL**

**welcome to**

## **Ayresome Street, MIDDLESBROUGH**

A 4 bedroom terraced family home great for investment or for a growing family. Externally this home benefits from a spacious enclosed rear yard with a front palisade.

##Invalid Field Name##

### **Entrance Hall**

Entered via UPVC double glazed door, stair to first floor.

### **Lounge**

12' 10" x 9' 7" ( 3.91m x 2.92m )

UPVC double glazed window to rear, electric fire with decorative surround, TV point and radiator.

### **Kitchen**

17' 5" x 8' 10" ( 5.31m x 2.69m )

Wall and base units with complementary work surfaces, integral electric oven, four ring gas hob with extractor over, recess for fridge/freezer, plumbing for washing machine, UPVC double glazed window to side, UPVC double glazed door to rear and boiler.

### **Bedroom 1 / Reception Room 2**

13' 7" x 16' 10" ( 4.14m x 5.13m )

UPVC double glazed bay window to front, coved cornicing and radiator.

### **Downstairs Bathroom**

WC and single shower cubicle.

### **Landing**

Stairs from hall.

### **Bedroom 2**

13' 7" x 16' 1" ( 4.14m x 4.90m )

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

### **Bedroom 3**

12' 10" x 9' 11" ( 3.91m x 3.02m )

UPVC double glazed window to rear and radiator.

### **Bedroom 4**

17' (Inc door recess) x 9' 1" ( 5.18m (Inc door recess) x 2.77m )

UPVC double glazed window to rear and radiator.

### **Bathroom**

Bath with shower over, chrome heated towel rail, UPVC double glazed window to side, wash hand basin with mixer tap, WC and part tile walls.

### **Externally**

### **Yard**

Enclosed with patio.

### **Palisade**





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## Ayresome Street, MIDDLESBROUGH

- EXCELLENT INVESTMENT
- GROWING FAMILY
- TWO BATHROOMS
- PALISADE TO THE FRONT
- YARD

Tenure: Freehold EPC Rating: D

**£120,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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