



Wroxtton Avenue, MIDDLESBROUGH, TS5 7AG

welcome to

Wroxton Avenue, MIDDLESBROUGH

spacious three bedroom semi detached family home, cul-de-sac off green lane, large lounge which flows onto the dining room and fitted kitchen, well proportioned bedrooms, family bathroom, easily maintainable rear garden with a driveway to the side leading to the garage.

Entrance Hall

Entered via UPVC double glazed door, stairs to first floor, access to downstairs WC, radiator, UPVC double glazed window to front.

Lounge

16' 1" Into bay x 14' 6" (4.90m Into bay x 4.42m)
UPVC double glazed bay window to front, radiator, TV point, Telephone point, coved cornicing, archway leading to dining room.

Dining Room

14' 5" x 8' 5" (4.39m x 2.57m)
UPVC double glazed window to rear, radiator.

Kitchen

12' 3" x 8' 1" (3.73m x 2.46m)
Range of wall and base units with complimentary working surfaces, UPVC double glazed window to rear, UPVC double glazed door to rear, sink with draining board and mixer tap, plumbing for washing machine, recess for cooker, recess for fridge freezer.

Downstairs W/C

Low level low flush W/C, wash hand basin with mixer tap, UPVC double glazed window to rear, storage cupboard, radiator.

First Floor

Landing

UPVC double glazed window to rear.

Bedroom 1

16' 1" Into bay x 12' (4.90m Into bay x 3.66m)
UPVC double glazed bay window to front , radiator.

Bedroom 2

12' x 8' 1" (3.66m x 2.46m)

UPVC double glazed window to front , radiator.

Bedroom 3

8' 1" x 8' 3" (2.46m x 2.51m)
UPVC double glazed window to rear, radiator.

Family Bathroom

low level low flush W/C, double heated chrome towel rail, bath with mixer tap, wash hand basin, UPVC double glazed window to rear.





Externally

Rear Garden

Artificial turf rear garden, concrete imprinted patio seating area, flower bed edging.

Front Garden

Easy maintainable garden with access to driveway and garage

Garage

Up and over door, side door for entrance, single glazed wooden window to side.



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welcome to

Wroxton Avenue, MIDDLESBROUGH

- CUL-DE-SAC
- SEMI DETACHED HOME
- LARGE LOUNGE
- WELL PROPORTIONED BEDROOMS
- EASY MAINTAINABLE FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

£215,000



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

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