



Birtley Avenue, Middlesbrough TS5 8LH

welcome to

Birtley Avenue, Middlesbrough

This charming 2-bedroom semi-detached bungalow, located in the sought-after area of Acklam, offers a fantastic opportunity for buyers looking to make their mark. Set in a peaceful residential area, the bungalow is close to local amenities, schools, and transport links.

Entrance

Entered via UPVC double glazed door to kitchen.

Kitchen

14' 6" x 6' 6" (4.42m x 1.98m)

UPVC double glazed window to front and side, sink with draining board and mixer tap, range of base and wall units, complementary work surfaces, four ring gas hob, integral electric oven, central heating combi boiler.

Lounge

15' 11" x 12' (into recess) (4.85m x 3.66m (into recess))

UPVC double glazed window to front, radiator, electric fire with decorative fire surrounds, TV point, telephone point.

Bedroom 1

15' 6" x 9' 1" (4.72m x 2.77m)

UPVC double glazed window to rear, radiator.

Bedroom 2

10' 5" x 9' 3" (3.17m x 2.82m)

UPVC double glazed patio door leading to rear garden, radiator.

Bathroom

Double walk in shower, wall mounted shower head, spotlight to ceiling, UPVC double glazed window to side, wash hand basin with mixer tap, W/C, chrome heated rail.

Externally

Front Garden

Well manicured front garden, easy maintainable, driveway leading to side to garage.

Rear Garden

Patio seating area, timber built storage shed, well manicured lawn with flowerbed edging, all enclosed by timber fencing.

Garage

Up and over style door, single glazed window to side.





view this property online mannersandharrison.co.uk/Property/MAR110396



welcome to

Birtley Avenue, Middlesbrough

- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- WELL MANICURED REAR GARDEN
- MULTIPLE CAR DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: C

£165,000



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

view this property online mannersandharrison.co.uk/Property/MAR110396



Property Ref:
MAR110396 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk