



Birtley Avenue, Middlesbrough TS5 8LH

welcome to

Birtley Avenue, Middlesbrough

This beautifully presented three-bedroom semi-detached home, occupying a generous corner plot, is an ideal choice for a growing family. The beautifully maintained wraparound garden features a mix of lawn and paved seating areas, providing the perfect setting for relaxation, outdoor dining.

Entrance Porch

Entered via UPVC double glazed door, laminate flooring, UPVC double glazed frosted glass end panel, UPVC double glazed door to hallway.

Hallway

UPVC double glazed window to side, radiator, stairs to first floor, coved cornicing, under stairs storage, BT master sockets.

Reception Room

11' 4" (max) x 13' 6" (3.45m (max) x 4.11m)

UPVC double glazed window to front, coved cornicing, ceiling rose, architect ceiling, gas fire with feature marble surrounding plinth, TV point, satellite cabling.

Dining Area

11' 7" x 9' 7" (3.53m x 2.92m)

UPVC double glazed window to rear with electric roller shutters, coved cornicing, ceiling rose, radiator.

Kitchen

16' 8" x 11' 3" (5.08m x 3.43m)

UPVC double glazed door and window both with electric roller shutters, wall mounted radiator, tiled flooring, range of wooden wall and base units, contrast laminate work surfaces, stainless steel sink with draining board and mixer tap, integrated four ring electric hob, integrated electric oven and grill, plumbing for washing machine, recess for dryer, recess for American double door fridge/freezer, floor to ceiling tiled splashback around kitchen units, TV point, telephone cabling.

Conservatory

8' 2" x 13' 10" (2.49m x 4.22m)

UPVC double glazed window all the way round and door to side, dwarf wall, tiled floors, plastic ceiling.

Downstairs Shower Room

Tiled floor, half tiled walls, extractor fan, electric heater, pedestal mounted hand wash basin, low level low flush W/C, bidet, double walk in shower, electric shower, radiator, UPVC double glazed window to side with manual roller shutter.

First Floor

UPVC double glazed window to side.

Bedroom 1

13' 5" x 10' 3" (4.09m x 3.12m)

UPVC double glazed window to front, radiator, six door built in wardrobes, built in dressing table, TV point, telephone cabling.

Bedroom 2

11' 2" (incl wardrobes) x 10' 1" (3.40m (incl wardrobes) x 3.07m)

UPVC double glazed window to rear, radiator, built in storage cupboard, boiler.

Bedroom 3

10' 8" (incl built in storage cupboard x 15' 5" (3.25m (incl built in storage cupboard x 4.70m)

UPVC double glazed window to rear and side, radiator, phone point, over stairs bulk head, BT master socket, sky cable.





Family Bathroom

UPVC double glazed window to side, cladded floor to ceiling walls, radiator, low level low flush W/C, pedestal mounted hand wash basin with individual taps, electric fan heater, double wall in shower with sliding glass door with shower seat, adjustable height shower head, chrome heated towel rail, extractor fan, 1/2 size soaking bath, floor to ceiling tiles.

Loft

Extending ladder to large boarded loft space.

Externally

Front Garden

Gated block paved footpath, large lawn area, gated access to rear garden to conservatory, driveway leading to garage, power socket.

Rear Garden

large blocked paved seating area, double gated access to front of property to driveway, wrap around garden, power socket, external tap.

Garage

UPVC double glazed personal door to garage, UPVC double glazed window, eave storage, electric roller door, lighting, power.



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welcome to

Birtley Avenue, Middlesbrough

- CORNER PLOT
- OPEN PLAN RECEPTION ROOM/DINER
- DOWNSTAIRS SHOWER ROOM
- WRAP AROUND GARDEN
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£210,000



Ground Floor



First Floor

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