



Walton Avenue, Middlesbrough TS5 7RN

welcome to

Walton Avenue, Middlesbrough

This impressive and substantially extended four-bedroom semi-detached home offers generous and thoughtfully designed accommodation across three floors, ideal for modern family living. This is a truly exceptional family home that combines space, style, and comfort in equal measure.

Entrance Hall

Entered via UPVC double glazed composite door into hallway, traditional style radiator, understairs storage cupboard, stairs to first floor, access to the W/C.

Downstairs W/C

W/C, wash hand basin with under storage and mixer tap, part tiled walls, extractor unit.

Lounge

21' 4" into bay x 12' 5" (6.50m into bay x 3.78m)
UPVC double glazed bay window to front, radiator, gas fire with decorative fire surround, TV point, telephone point, archway leading to the dining room.

Dining Room

12' 5" x 9' 7" (3.78m x 2.92m)
Wooden double glazed doors leading to the conservatory, radiator, coved cornicing to ceiling.

Conservatory

15' 1" x 11' 1" (4.60m x 3.38m)
UPVC double glazed windows with plastic inserts to the rear, UPVC double glazed patio doors leading to the rear garden, radiator.

Breakfast Room/Kitchen

28' 10" x 12' into bay (8.79m x 3.66m into bay)
UPVC double glazed bay window to side, traditional style radiator, base and wall units, granite work surfaces, Belfast style sink with chrome mixer tap and hot tap, recess for fridge/freezer, recess for cooker, extractor unit.

Rear Porch

UPVC double glazed door leading to the garage, UPVC double glazed patio door to the garden,

UPVC double glazed window to rear.

Landing

Staircase to second floor, UPVC double glazed window to front, traditional style radiator.

Separate W/C

W/C, part tiled walls, UPVC double glazed window to front.

Master Bedroom

18' 1" x 11' 5" (5.51m x 3.48m)
UPVC double glazed window to rear and front, access to the ensuite, fitted wardrobes, free standing wardrobes, access into the walk-in wardrobes.

Walk-In Wardrobe

Shelving, UPVC double glazed window to rear, radiator.

Ensuite

W/C, shower cubicle with wall mounted shower, spotlight to the ceiling, UPVC double glazed window to side, fitted storage unit, his and hers sink with mixer taps, chrome heated towel rail.

Bedroom 2

12' 3" x 14' 4" (3.73m x 4.37m)
UPVC double glazed window to rear, radiator, coved cornicing to ceiling with spotlights.

Bedroom 3

15' 11" into bay x 12' 3" (4.85m into bay x 3.73m)
UPVC double glazed wide angel bay window to front, radiator, coved cornicing to ceiling.





Family Bathroom

W/C, wash hand basin with mixer tap, free standing bath with mixer tap and hand held shower attachment, UPVC double glazed window to side, chrome heated towel rail, tiled walls.

Second Floor Landing

Bedroom 4

18' 2" restricted head height x 12' 2" (5.54m restricted head height x 3.71m)

Dual skylight window to rear, decorative panelled walls, storage into the eaves.

Second Floor Bathroom

Shower cubicle with wall mounted shower, tiled walls, UPVC double glazed window to side, sink with mixer tap, chrome heated radiator, W/C.

Externally

Front Garden

Multiple car driveway leading to the garage.

Rear Garden

Fully landscaped, raised patio seating area, turfed rear garden, decorative flowerbed edging, summer house consisting of a hot tub, external tap, external electricity point.



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welcome to

Walton Avenue, Middlesbrough

- MULTIPLE RECEPTION ROOMS
- DOWNSTAIRS W/C
- ENSUITE TO THE MASTER BEDROOM
- SECOND FLOOR BEDROOM WITH AN ENSUITE
- DRIVEWAY LEADING TO THE GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£400,000



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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manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk