



**Greenwood Avenue, Middlesbrough TS5 7RW**

**welcome to**

## **Greenwood Avenue, Middlesbrough**

Welcome to this well-presented three-bedroom semi-detached home, ideally suited for family living and offering versatile accommodation throughout. Externally, the home benefits from a private rear garden and off-street parking, making it ideal for growing families.

### **Entrance Hall**

Entered via UPVC double glazed door to front, stairs to first floor, understairs storage cupboard. UPVC double glazed window to front.

### **Lounge**

12' 7" excl bay x 11' 5" into alcove ( 3.84m excl bay x 3.48m into alcove )  
Radiator, feature brick built fireplace.

### **Dining Room**

UPVC double glazed French doors to rear garden.

### **Kitchen**

18' 3" x 6' 2" ( 5.56m x 1.88m )  
2x Double glazed windows to side, Door to garden, fitted kitchen with a range of wall and base units, contrast roll top work surfaces, kardean flooring, integrated fridge/freezer, integrated oven, integrated gas hob, sink unit, stainless steel splashback, extractor hood, recess for washing machine.

### **Downstairs W/C**

Low level flush W/C, shower.

### **First Floor**

Double glazed window to side.

### **Bedroom 1**

7' 5" into alcove x 10' 1" excl bay window ( 2.26m into alcove x 3.07m excl bay window )  
UPVC double glazed bay window to front, radiator.

### **Bedroom 2**

13' 1" x 10' 6" ( 3.99m x 3.20m )  
UPVC double glazed window to rear, built in storage, radiator.

### **Bedroom 3**

7' 8" x 7' 4" ( 2.34m x 2.24m )  
UPVC double glazed window to front, radiator.

### **Shower Room**

Shower, wall mounted wash hand basin, W/C, UPVC double glazed window to side.

### **Externally Front Garden**

Mainly laid to lawn, driveway providing off road parking.

### **Rear Garden**

Enclosed, mature, mainly laid to lawn, flower borders and shrubbery.







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## Greenwood Avenue, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- FITTED KITCHEN PROVIDING AMPLE STORAGE
- DOWNSTAIRS WC/SHOWER
- LANDSCAPED REAR GARDEN
- DRIVEWAY TO THE FRONT

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£170,000**



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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