



**Ayresome Park Road, Middlesbrough TS5 6AS**

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## **Ayresome Park Road, Middlesbrough**

3-Bedroom Terraced Home - Sold with No Onward Chain. Offered to the market with no onward chain, this well-proportioned three-bedroom terraced home presents an excellent opportunity for first-time buyers, families, or investors alike.

### **Entrance Hall**

Entered via wooden door into hallway, staircase to first floor, radiator.

### **Lounge**

14' 3" into recess x 11' 1" ( 4.34m into recess x 3.38m )  
UPVC double glazed bay window to front, radiator, coved cornice to ceiling.

### **Dining Room**

10' x 14' ( 3.05m x 4.27m )  
UPVC double glazed window to rear, radiator.

### **Kitchen**

15' 5" x 9' 10" ( 4.70m x 3.00m )  
Understairs storage cupboard, base and wall units complementary work surfaces, storage cupboard, UPVC double glazed window to side and rear, sink with draining board and mixer tap, UPVC double glazed door to rear garden, recess for fridge/freezer and cooker, extractor fan.

### **Landing**

Radiator.

### **Bedroom 1**

14' 2" into bay x 14' 11" ( 4.32m into bay x 4.55m )  
UPVC double glazed bay window to front, radiator, built in storage cupboard.

### **Bedroom 2**

12' 1" x 9' 8" ( 3.68m x 2.95m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

10' 2" incl door recess x 9' 10" ( 3.10m incl door recess x 3.00m )  
UPVC double glazed window to rear, radiator.

### **Bathroom**

Bath with mixer tap, W/C, UPVC double glazed window to side.

### **Externally**

#### **Front Garden**

Small front palisade, on street parking.

#### **Rear Garden**

Enclosed rear yard.







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## Ayresome Park Road, Middlesbrough

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- SPACIOUS FITTED KITCHEN
- FAMILY BATHROOM
- ON STREET PARKING

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£115,000**



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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