



Elgin Avenue, Middlesbrough, TS3 7ET

welcome to

Elgin Avenue, Middlesbrough

A 3 bedroom end terrace property sitting on a great plot and recently decorated throughout.

Agents Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Entrance Hall

Entered via UPVC double glazed door, stairs to first floor and radiator.

Lounge

18' 9" x 11' 3" (Into recess) (5.71m x 3.43m (Into recess))
UPVC double glazed windows to front and rear, gas fire with decorative surround, TV point, coved cornicing and radiator.

Kitchen

12' 11" x 11' 4" (3.94m x 3.45m)
Wall and base units with complimentary work surfaces, under stair storage, radiator, integral electric oven, four ring gas hob, sink/drainers with mixer tap and UPVC double glazed windows to front and side.

Utility Room

8' 4" x 5' 6" (2.54m x 1.68m)
UPVC double glazed door to rear garden, UPVC double glazed window to rear, Logic combi boiler and working surface.

Landing

Stairs from hall, UPVC double glazed window to rear and loft access.

Bedroom 1

14' 11" x 11' 3" (4.55m x 3.43m)
UPVC double glazed window to front, storage cupboard and radiator.

Bedroom 2

11' 8" x 11' 5" (Maximum) (3.56m x 3.48m (Maximum))
UPVC double glazed window to front and radiator.

Bedroom 3

11' 2" x 6' 10" (3.40m x 2.08m)

Bathroom

WC, wash hand basin with mixer tap, bath with shower over and UPVC double glazed window to rear.

Externally

Rear Garden

Lawned garden, decking area, raised flowerbeds and shed.

Front Garden

Driveway and lawned area.





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welcome to

Elgin Avenue, Middlesbrough

- EXCELLENT PLOT
- RECENTLY DECORATED
- UTILITY ROOM
- FRONT, SIDE AND REAR GARDENS
- WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

offers over

£90,000



Ground Floor



First Floor

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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Property Ref:
MAR109884 - 0003

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