



**Kirkstall Avenue, Middlesbrough, TS3 0JB**

**welcome to**

## **Kirkstall Avenue, Middlesbrough**

pleasantly situated three bedroom terraced family home ready to move into. The ground floor hosts a cosy lounge which flows to the spacious fitted kitchen also benefiting from three well proportioned bedrooms accompanied by a family bathroom.

### **Lounge**

16' 6" (Into alcove) x 12' 4" (Including stair & bow window)  
( 5.03m (Into alcove) x 3.76m (Including stair & bow window) )

Entrance direct into lounge, UPVC double glazed bow window to front, 2 radiators, laminate flooring, coved cornicing, feature fireplace, understair storage cupboard, stairs to first floor.

### **Kitchen / Diner**

11' 5" x 16' ( 3.48m x 4.88m )

UPVC double glazed window to rear, UPVC double glazed french doors to rear garden, radiator, spotlights, coved cornicing, fitted kitchen with a range of wall and base units with contrasting rolled top working surfaces, integrated electric oven, four ring gas hob with stainless steel extractor over, part tiled splashback, recess for washing machine, boiler, stainless steel sink/drainage with mixer tap.

### **First Floor**

#### **Bedroom 1**

12' 6" (Including recess) x 9' 8" (Including fitted wardrobes) ( 3.81m (Including recess) x 2.95m (Including fitted wardrobes) )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

#### **Bedroom 2**

10' 11" (Including storage cupboard) x 7' 1" (Including recess) ( 3.33m (Including storage cupboard) x 2.16m (Including recess) )  
UPVC double glazed window to front, radiator, coved cornicing, storage cupboard.

#### **Bedroom 3**

8' 7" x 6' 9" ( 2.62m x 2.06m )  
UPVC double glazed window to front, radiator, coved cornicing.

#### **Bathroom**

Panel curved bath with electric shower over, double glazed opaque window to rear, pedestal wash hand basin, low level low flush WC, tiled walls, tiled flooring, chrome heated towel rail.

#### **Loft Space**

Spotlights, two Velux windows, storage in the eaves.

#### **Externally**

##### **Front Garden**

Enclosed by dwarf wall, iron fencing, pebbled for ease of maintenance.

##### **Rear Garden**

South facing, decked area, pebbled area and access to the garage.

##### **Garage**

Up and over door, personnel door, power and light.





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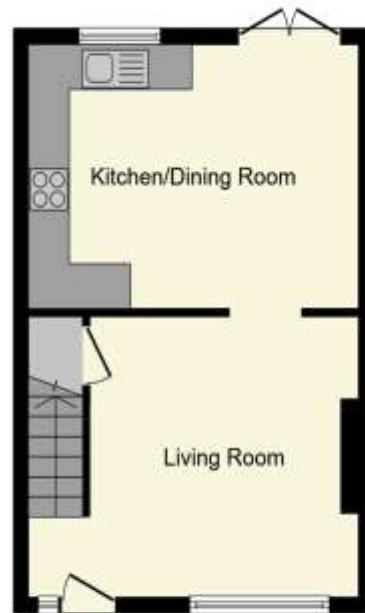
welcome to

## Kirkstall Avenue, Middlesbrough

- FAMILY HOME
- FITTED KITCHEN
- EASY MAINTAINABLE FRONT AND REAR GARDENS
- GARAGE
- THREE WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: E

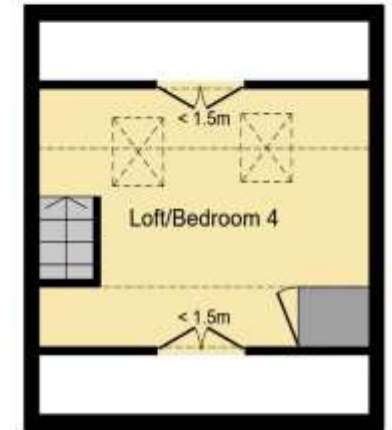
**£115,000**



Ground Floor



First Floor



Second 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](http://www.focalagent.com)

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