

CLARKE | MUNRO

ESTATE AGENTS

19 Briarvale Avenue, Middlesbrough, TS5 7RP



Price: £210,000



01642 245 796
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Key Features:

- SPACIOUS 3 BEDROOM PROPERTY IN POPULAR LINTHORPE SURROUNDINGS
- OFF ROAD PARKING FOR MULTIPLE CARS
- MODERN FITTED KITCHEN WITH APPLIANCES AND QUARTZ WORKSURFACES
- ENCLOSED REAR GARDEN WITH PATIO AND LAWNED AREAS
- BATHROOM WITH FOUR PIECE SUITE
- TENURE - FREEHOLD

Property Description:

Nestled within this quiet Linthorpe street is this gorgeous family home which has been renovated throughout by the current owners. The ground floor boasts of a meticulously designed kitchen, complete with quartz work surfaces, contemporary navy blue wall and base units, and a full suite of integral kitchen appliances. Adding to this, are two living rooms each facilitated with a gas fire and a feature fireplace which add to the homely feel which the property gives off. Ascend the stairs to the first floor, where three spacious bedrooms await you, the master has built-in wardrobes with sleek sliding doors, guaranteeing ample storage space. These rooms share access to a sophisticated bathroom which hosts a shower cubicle, a bath that make up the four piece suite. Externally a driveway for multiple cars and a lovely rear garden with paved patio area along with lawn, and a garden shed. This property strikes a perfect blend of functional space allocation and contemporary style. We highly recommend an internal viewing, Please call the office on 01642 245796.

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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

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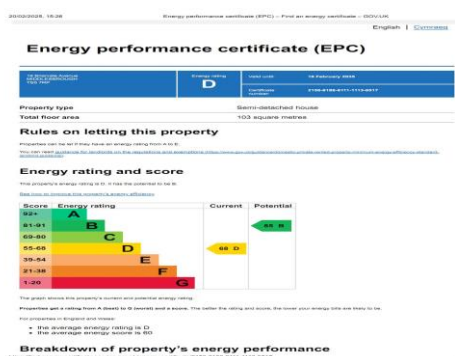
Approximate total area⁽¹⁾
96.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

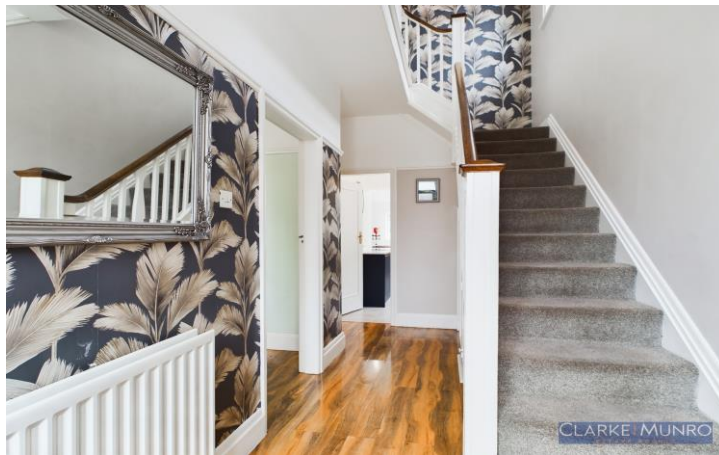
Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



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