



# 11 Park Avenue

, Middlesbrough, TS6 0AR

£105,000



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## ENTRANCE

14'4 x 5'11 (4.37m x 1.80m)

Upon entering the home, you are greeted with a uPVC entrance door that opens to reveal a welcoming staircase ascending to the first floor. Adjacent doors beckon you into a charming reception room and an inviting breakfast nook, each warmed by an expansive, centrally heated radiator.

## RECEPTION ROOM

11'10 x 11'11 (3.61m x 3.63m)

The reception area is graced with an elegant bay front window that bathes the space in natural light, with a substantial central heating radiator snugly positioned underneath. A classic feature fireplace, complete with a traditional mantelpiece and hearth, stands as the room's centerpiece, set against a backdrop of neutral décor, offering a blank canvas for personalisation.

## DINING ROOM

12' x 11'5 (3.66m x 3.48m)

Towards the back of the reception space lies an idyllic dining area, ready to accommodate a generous dining table and chairs, complemented by another central heating radiator for cosy gatherings.

## CONSERVATORY

11'8 x 6'10 (3.56m x 2.08m)

Step through to the conservatory, a tranquil retreat at the rear of the home that extends the living space beautifully. Encased in white French doors, this sunlit haven opens up to the serene rear garden, inviting the outdoors in and providing an additional peaceful area for relaxation.

## KITCHEN

12'4 x 8 (3.76m x 2.44m)

The kitchen, located at the back of the property, is both spacious and filled with potential. It's equipped with an array of drawers, wall, and base cabinets, alongside a built-in oven, hob, and extractor fan, as well as essential white goods. While the kitchen's current state suggests a need for modernisation, its generous dimensions present endless possibilities for transformation. Brightness fills the room through a window overlooking the rear garden and additional windows to the side, facing the conservatory. A convenient uPVC door offers direct access to the garden, enhancing the kitchen's inviting atmosphere.

## BREAKFAST ROOM

7'11 x 6'2 (2.41m x 1.88m)

Adjacent to the kitchen, the breakfast room has grey carpeting and a window to the side aspect, complete with a central heating radiator for added comfort. This cosy nook also features a substantial understairs storage cupboard, perfect for tucking away household essentials.

## LANDING

9'9 x 6'3 (2.97m x 1.91m)

The carpeted landing serves as the nexus of the upper floor, offering access to all three bedrooms, the family bathroom, and the loft space above, ensuring easy navigation and a sense of flow throughout the home.

## BEDROOM ONE

11'11 x 10'7 (3.63m x 3.23m)

The spacious master bedroom commands a prominent position at the front of the home,

featuring a large window that affords a picturesque view of the bustling street below. Beneath the window, a central heating radiator ensures a warm and comfortable atmosphere. The room's neutral decor serves as a versatile backdrop, offering a blank slate for the new homeowner to impart their personal touch. Completeness is achieved with the inclusion of two sizeable, built-in double wardrobes, providing ample storage space.

### BEDROOM TWO

11'10 x 9'5 (3.61m x 2.87m)

Adjacent to the master, the second bedroom is a generously-sized double room nestled at the back of the house. It boasts a central heating radiator and a UPVC window that frames tranquil views of the serene garden. This bedroom is further enhanced by a contemporary, built-in sliding door mirror wardrobe, adding a touch of elegance and practicality.

### BEDROOM THREE

6'8 x 5'10 (2.03m x 1.78m)

The third room, situated at the front of the property, is graced with a window and central heating radiator. Its compact dimensions make it an ideal

space for a cosy nursery or an efficient home office or study.

### FAMILY BATHROOM

7' x 6'3 (2.13m x 1.91m)

The family bathroom, although in need of some refreshing touches, is impressively sized and comes complete with a three-piece suite comprising of a toilet, basin, and bath. Located at the rear of the house, privacy is ensured by a frosted double-glazed window, and warmth is provided by a central heating radiator, making it a practical and comfortable space for family use.

### EXTERNAL

The property boasts a driveway that leads towards a spacious garage. This outdoor space is a blend of paving and laid to lawn, offering an idyllic canvas for future personalisation. Envision yourself lounging in tranquility or hosting vibrant summer gatherings in this potential-filled haven that promises to be a delightful retreat for relaxation or entertainment under the sun's warm embrace.



## Road Map



## Hybrid Map



## Terrain Map



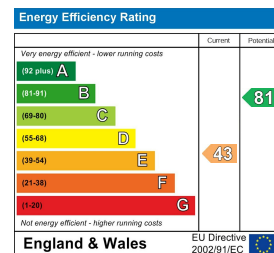
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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