



29 Brookfield Avenue , Middlesbrough, TS5 8HA

£315,000



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Entrance hall

6'10" x 16'1" (2.09 x 4.92)

Step off the generous driveway and through a composite door into a hallway which oozes style and sophistication. The current owners have replaced the staircase with modern, sleek white wood and glass, allowing natural light to flood into the hallway.

It benefits from tasteful decoration and low-maintenance tiled floors which flow into the downstairs W/C and kitchen and smart heating system and an added benefit of a door into the integral garage.

Cloakroom W/C

5'4" x 3'1" (1.65m x 0.95m)

Low level w/c, pedestal wash hand basin, tiled splashback, extractor fan, radiator, tile flooring.

Lounge

10'7" x 21'2" m (3.23 x 6.47 m)

The living room provides an oasis for unwinding from the stresses of daily life with ample space for a large sofa due to the added benefit of a bay window to the front aspect.

This room has a double-glazed bay window, T.V. point, 2 radiators and a neutral carpet.

Kitchen

26'7" x 9'11" (8.12 x 3.04)

The kitchen is the heart of any home and what a

showstopper this one is, whether it is a family party or entertaining friends for dinner, this kitchen has you covered from every angle.

White gloss wall, base and drawer units, Granite effect laminate work surfaces with Metro tiles splash-back, 1 1/2 bowl sink unit, built-in electric eye level double oven & gas hob with extractor hood over, integrated dishwasher, integrated fridge & freezer, integrated washing machine, two radiators, double glazed window looking over the rear aspect of the property.

First Floor Landing

9'10" x 7'3" (3.01 x 2.23)

Open plan with access to roof space, built-in cupboard with immersion heater, and radiator.

Master Bedroom

10'8" x 14'4" (3.26 x 4.38)

Double glazed window to front, T.V. point, radiator, door to en suite, mirrored sliding wardrobes

En-suite

7'3" x 4'6" (2.23 x 1.39)

White three-piece suite comprising; Double step in shower cubicle, pedestal wash hand basin, low level w/c, part tiled walls, extractor fan, radiator, double glazed window

Bedroom

10'9" x 9'1" (3.28 x 2.77)

Double-glazed window, radiator, neutral decoration and a carpet.

Tel: 01642 462153

Family Bathroom

6'6" × 6'2" (1.99 × 1.90)

White three-piece suite comprising; a panelled bath, pedestal wash hand basin, low-level w/c, part tiled walls, tiled flooring, extractor fan, radiator, double glazed window to rear aspect.

Bedroom

8'7" × 9'7" (2.62 × 2.93)

Currently used by the owner as a home office, this is a perfect demonstration of the versatility of the room's potential usage.

This room has a double-glazed window, Radiator, T.V. point, access to a Jack and Jill style en suite.

Bedroom

12'1" x 10'3" (3.69 x 3.14)

Double glazed window, radiator, T.V. point, access to Jack and Jill style en suite and a storage cupboard perfect to add with organisation without compromising on floor space.

Jack and Jill En-suite

5'8" × 5'10" (1.74 × 1.80)

Who doesn't love two ensuite rooms for the price of 1? With a Jack and Jill en-suite you get just that! Two bedrooms with access to an en-suite facility which makes having company stress-free without a cue at the door in the morning.

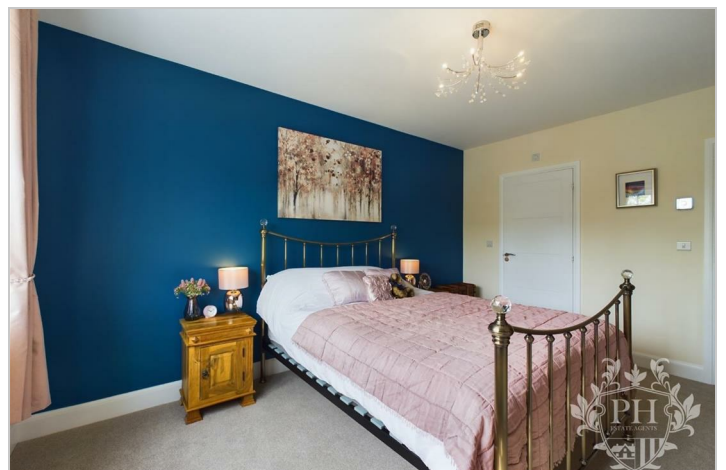
Benefiting from a white three-piece suite comprising a step in shower cubicle, pedestal wash hand basin, low level w/c, part tiled walls, extractor fan, radiator, double glazed window

Rear Garden

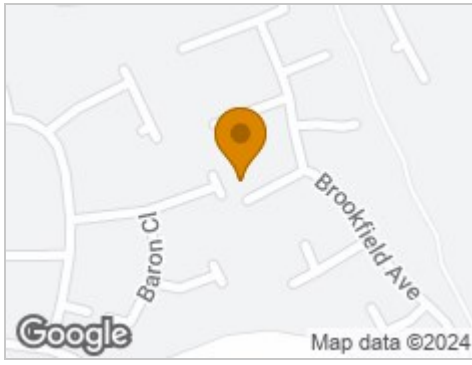
A large grassed area surrounded by trees and bushes and benefits from a small deck area which is perfect for those summer nights in the garden.

Front Garden

Benefiting from a well-maintained lawn area, a double drive which makes parking for two cars very comfortable with the property being nestled in the corner of a quiet cul-de-sac.



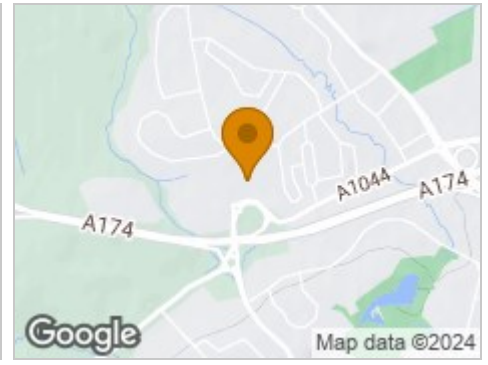
Road Map



Hybrid Map



Terrain Map



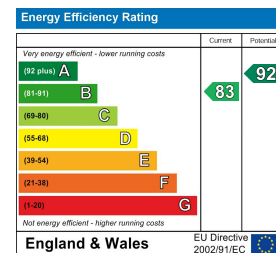
Floor Plan



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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