



## 2 Forfar Avenue , Middlesbrough, TS4 3RE

£95,000



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## RECEPTION ROOM

12'2" x 17'8" (3.71m x 5.38m)

Step into this warm and welcoming home, where thoughtful design meets practicality. The spacious main reception room greets you, bathed in natural light from the large uPVC window. Imagine relaxing by the cosy fire set in a stylish surround and hearth, perfect for those chilly evenings. The room benefits from grey carpet, while the neutral walls provide a clean and versatile backdrop.

## KITCHEN

9'6" x 17'9" (2.90m x 5.41m)

The kitchen gleams with an array of light-toned wall, base, and drawer units, beautifully offset by the richness of darker worktops. The room is spacious enough to comfortably accommodate a small dining table, perfect for casual meals. Natural light pours in through the UPVC double-glazed window, complemented by the warmth emanating from the radiator.

## LANDING

6'6" x 5'10" (1.98m x 1.78m)

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

11'4" x 11'0" (3.45m x 3.35m)

The master bedroom, located at the front of the home has generous proportions and calming neutral decor, it's the perfect place to unwind after a long day. The large front window provides an abundance of natural light and street views, adding to the room's airy feel.

## BEDROOM TWO

9'4" x 9'11" (2.84m x 3.02m)

Bedroom Two, located at the rear of the home, is a comfortable and well-appointed room. It has a radiator for year-round comfort, and a window overlooking the peaceful rear garden.

## BEDROOM THREE

10'1" x 6'8" (3.07m x 2.03m)

Bedroom 3, the smallest but still cosy, is located at the front of the home. This versatile room would make an ideal nursery, home office, or guest room, depending on your needs. It features a central heating radiator and a window overlooking the garden, ensuring a pleasant environment regardless of its use.

## BATHROOM

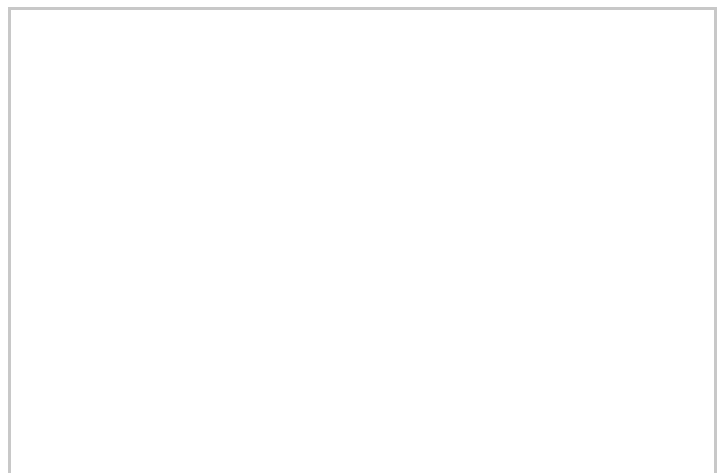
5'4" x 7'6" (1.63m x 2.29m)

The sleek, modern bathroom boasts a stylish three-piece suite, complete with a chic paneled bath, perfectly complemented by an overhead shower for the ultimate in convenience. A sleek hand basin and low-level W/C complete the suite. The vendor has thoughtfully chosen to wall clad the bathroom in a gleaming finish, ensuring effortless cleaning and a contemporary aesthetic. Natural light floods in through the frosted UPVC double glazed window, adding to the sense of space and serenity in this well-appointed bathroom.

## EXTERNAL

The property boasts a spacious, fully enclosed garden, perfect for outdoor relaxation or play. Street parking is conveniently available right out front. The expansive rear garden is an

entertainer's dream, featuring a generous patio area ideal for al fresco dining or cocktail parties. The lawn is effortlessly maintained with astro-turf, leaving you more time to enjoy your outdoor space.



## Road Map



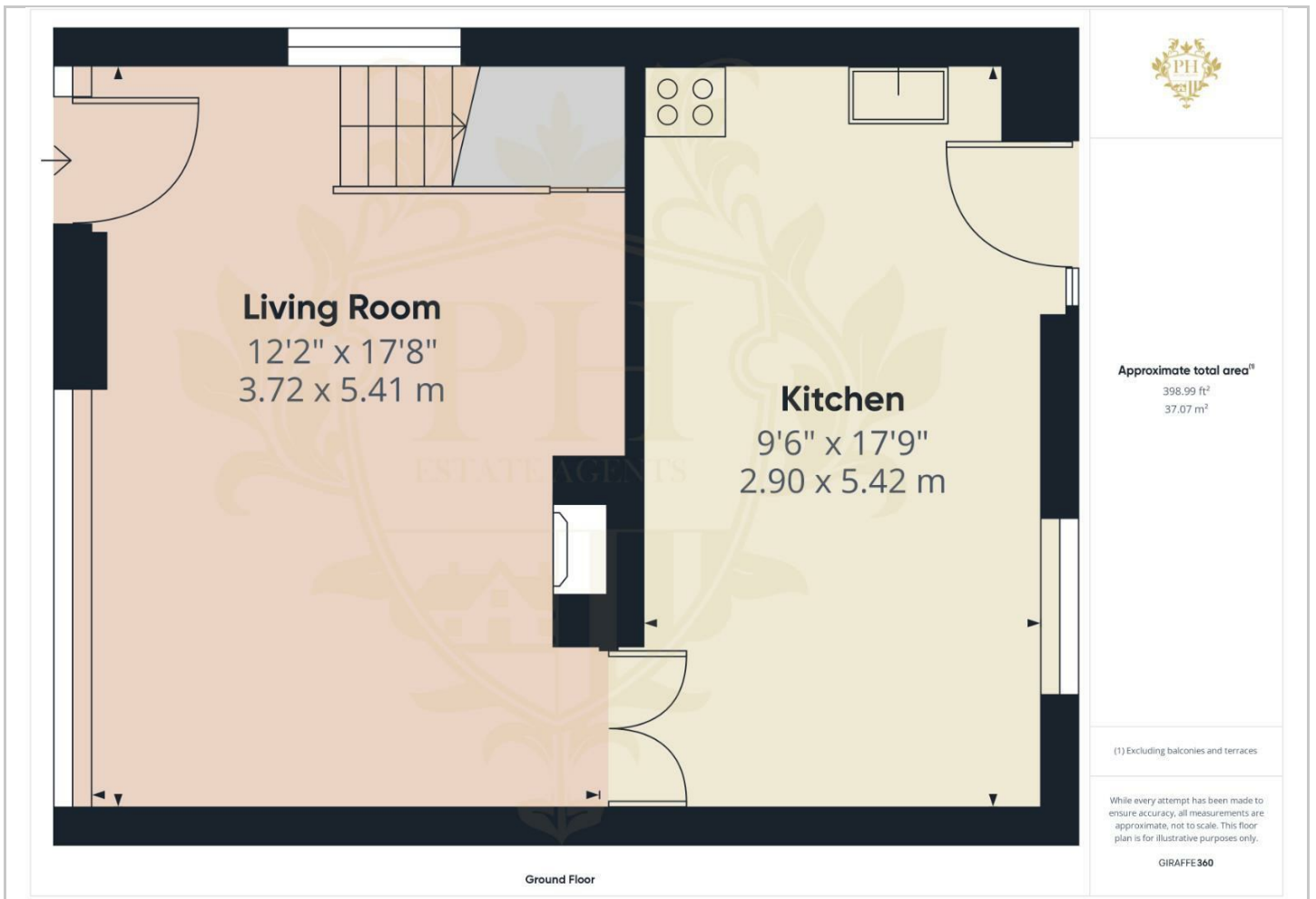
## Hybrid Map



## 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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