



## 72 Brookfield Avenue

, Middlesbrough, TS58HA

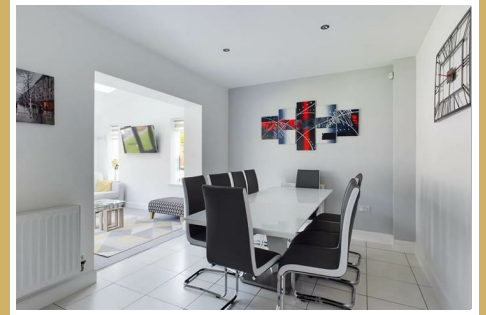
£375,000



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## HALLWAY

The hallway to this property is modern and bright and gains access to the first floor, garage, reception room & open plan kitchen/diner.

## RECEPTION ROOM

The reception room is spacious with a large double-glazed UPVC bay window looking onto the front aspect of the property providing a abundance of natural light. This room benefits from modern flooring which flows from the hallway with abstract wall decoration & two radiators for warmth.

## OPEN PLAN KITCHEN/DINER

The kitchen compromises a large modern open plan kitchen, a variety of black and white high gloss cupboards and drawer units, dark marble worktops, integrated appliances and leads into both the sunroom & utility room. The room is great in size and comfortably fits a large dining room table with space for extra storage if needed. This room benefits from two radiators for warmth.

## SUNROOM

The sunroom is accessed from a kitchen/diner, it benefits from large UPVC windows which allows natural light to pour in. This is the perfect family space to spend those hot summer days with double french doors allowing space to fill into the garden further adding to the useable space for entertaining.

## UTILITY ROOM:

The utility room is located at the rear of the open plan kitchen with space for a washing machine and dryer with cupboard units for storage and a kick panel heater. This room leads to both the rear garden and ground floor W/C.

## GROUND FLOOR W/C:

Compromising a two-piece white suite made up of a toilet and sink with part tiled surround.

## FIRST FLOOR LANDING:

Open plan with access to the loft, built-in storage cupboards with immersion heater, 5 bedrooms & family bathroom.

## MASTER BEDROOM

The master bedroom is situated at the front of the property with a large UPVC double glazed window, T.V. point, radiator, door to en suite with numerous space for storage.

## EN SUITE:

White bathroom suite compromising; a double shower cubicle, pedestal wash hand basin, low-level w/c, part tiled walls, extractor fan, radiator and a frosted UPVC double glazed window.

## BEDROOM TWO:

Bedroom two is a large double located at the front of the property with built-in wardrobes with space for a double bed and benefits from its own En suite bathroom.

Tel: 01642 462153



### EN SUITE:

White bathroom suite comprising; a double shower cubicle, pedestal wash hand basin, low-level w/c, part tiled walls, extractor fan, radiator, and double glazed window.

### BEDROOM THREE:

Bedroom three is a large double located at the rear of the property, featuring UPVC double glazed window and radiator with ample space for storage which has its own En Suite.

### EN SUITE:

White bathroom suite comprising; a double stein-in shower cubicle, pedestal wash hand basin, low-level w/c, extractor fan, radiator.

### BEDROOM FOUR:

Bedroom four is the smallest of bedrooms located at the rear of the property with ample space for a single bed and storage units and benefits from double glazed UPVC window and radiator.

### BEDROOM FIVE:

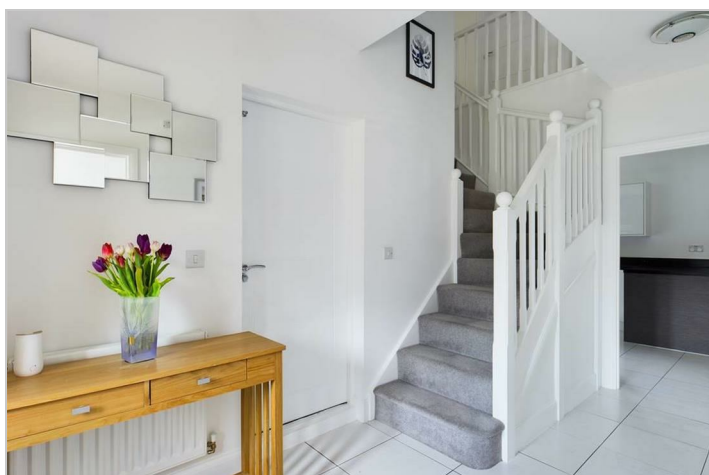
Bedroom five is a large double located at the front of the property, featuring UPVC double glazed window and radiator with space for storage.

### FAMILY BATHROOM:

White three-piece suite comprising; a paneled bath with over head mixer tap shower, floating wash basin, low-level w/c, part tiled surround, dark tile effect flooring, extractor fan, radiator, double glazed window to the front aspect.

### EXTERNAL:

This property boasts a large rear garden with decking, grass area, garden bar with power points, and WIFI Availability. The front garden is low maintenance with a double driveway and grass area.



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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