



5 Dunholm Avenue

, Middlesbrough, TS3 0SQ

Offers In The Region Of £89,950



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HALLWAY

3'6" x 8'6" (1.07m x 2.59m)

Step inside through a sturdy brown UPVC double glazed door and find yourself in a bright, welcoming hallway. Sunlight pours in, illuminating the space and guiding you toward the reception room, a convenient ground floor w.c., and the staircase leading up to the first floor.

GROUND FLOOR W.C

3'4" x 4'9" (1.02m x 1.45m)

The ground floor restroom features a thoughtfully designed two-piece suite, complete with a modern hand basin and a low-level toilet. Natural light filters in through a frosted window, providing both brightness and privacy, while a radiator ensures the space stays comfortably warm.

RECEPTION ROOM

10'4" x 12'9" (3.15m x 3.89m)

The reception room sits at the front of the property, welcoming you with its bright and airy feel. There's generous space for a comfortable two-piece suite, along with room for extra living furniture to suit your style. A large UPVC double glazed window fills the area with natural light throughout the day, while a radiator keeps things cozy. The focal point is a stylish fire surround with an electric fire, perfect for relaxing evenings. Laminate flooring runs underfoot, adding a sleek touch, and an understairs storage cupboard offers a practical spot to tuck away household essentials.

KITCHEN DINER

18'2" x 11'6" (5.54m x 3.51m)

The kitchen diner sits at the back of the house, offering a bright and welcoming space perfect for

both cooking and entertaining. Along one wall, you'll find a generous selection of crisp white cabinets—including wall-mounted cupboards, base units, and deep drawers—giving you plenty of storage for all your cookware and pantry staples. There's a built-in electric oven with a hob on top, making meal prep easy, and room for your favorite free-standing appliances. Two large UPVC windows let in loads of natural light, while a radiator keeps the room cozy year-round. There's ample space for a full-sized dining table, ideal for family meals or dinner parties, and a double-glazed UPVC door opens directly onto the rear garden, inviting the outside in.

LANDING

6'6" x 9'0" (1.98m x 2.74m)

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

BEDROOM ONE

9'3" x 12'10" (2.82m x 3.91m)

The first bedroom sits at the front of the house, with a large UPVC window that lets in plenty of natural light throughout the day. There's ample room for a double bed, plus larger wardrobes or dressers, so you won't feel cramped when arranging your furniture. The space is finished with a soft carpet underfoot and a radiator to keep the room cozy year-round.

BEDROOM TWO

11'5" x 9'7" (3.48m x 2.92m)

The second bedroom is tucked away at the back of the house, offering a quiet retreat from the main living areas. There's ample room for a double bed, plus a larger wardrobe or dresser, making it ideal for

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comfortable living or guests who need extra storage. Natural light streams in through a UPVC window, while a radiator keeps the space warm and inviting. The soft carpeting underfoot adds an extra touch of coziness.

BEDROOM THREE

8'9" x 9'9" (2.67m x 2.97m)

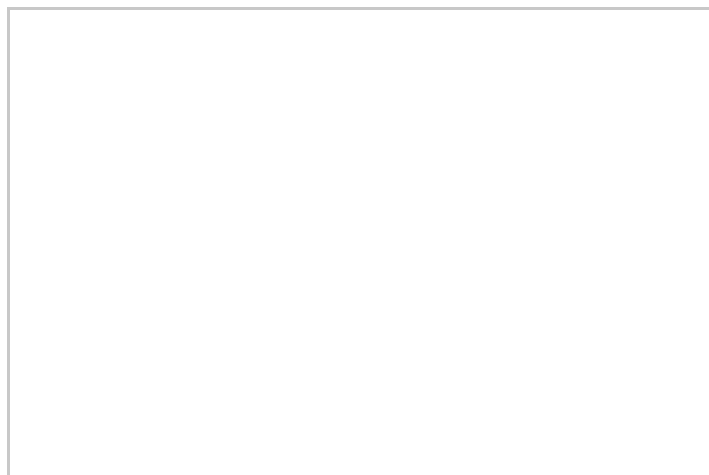
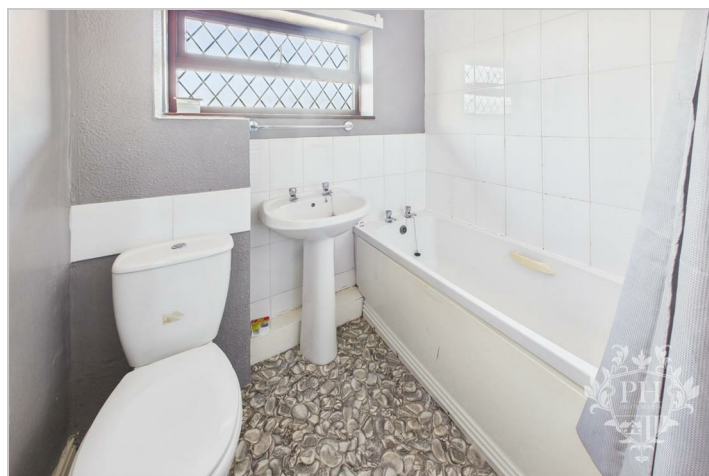
The third bedroom, positioned at the front of the property, is the most compact of the three. It offers just enough space for a single bed and a few essential storage pieces, making it ideal for a child's room or a cozy guest space. Natural light streams in through a UPVC window, while a radiator ensures the room stays warm and comfortable year-round.

FAMILY BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

The family bathroom features a three-piece suite, consisting of a paneled bathtub fitted with an electric shower for convenience, a hand basin, and a low-level WC. The walls are partially tiled, adding a touch of elegance while making cleaning easier. Natural light filters through a UPVC frosted window, ensuring privacy without sacrificing brightness, and a radiator keeps the space warm and comfortable.

EXTERNAL



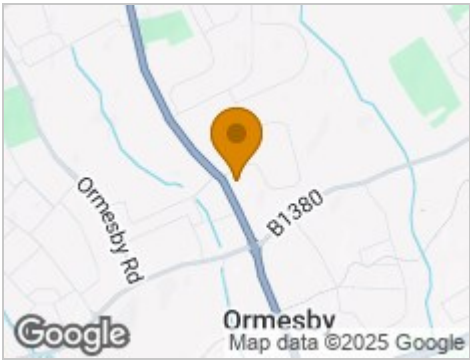
Road Map



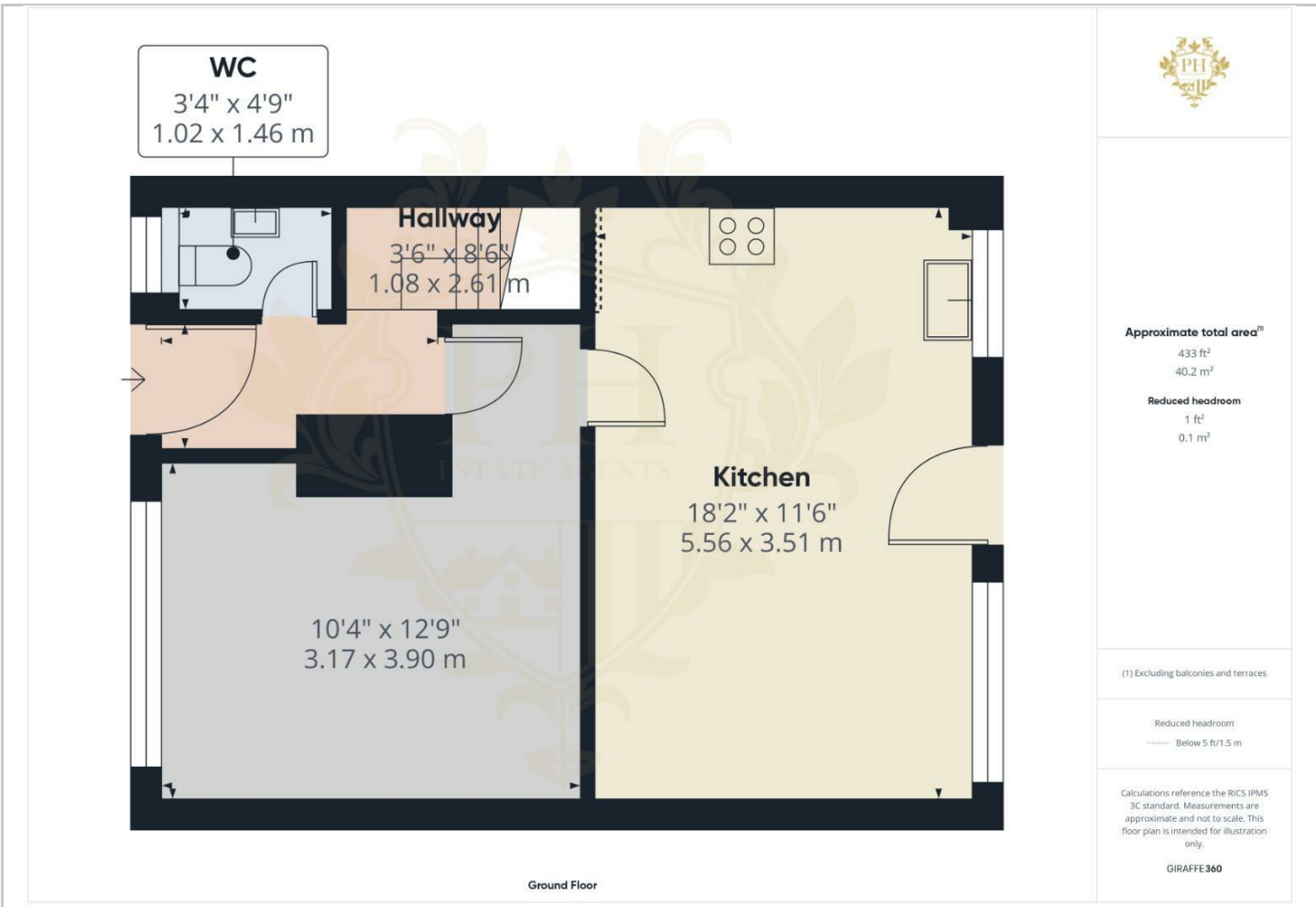
Hybrid Map



Terrain Map



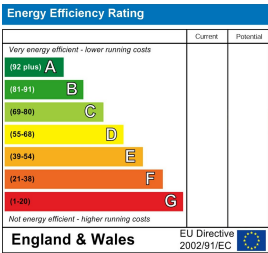
Floor Plan



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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