



**Lexden Avenue, Middlesbrough, TS5 8AP**

**welcome to**

## **Lexden Avenue, Middlesbrough**

A rare opportunity to acquire this four-bedroom detached home, which has recently undergone a comprehensive uplift to create a stylish and highly functional family residence.

### **Porch**

Entered through a UPVC double glazed door into the porch, UPVC double glazed windows.

### **Hallway**

Staircase to first floor, central heating radiator, understairs storage cupboard.

### **Lounge**

UPVC double glazed window, central heating radiator, TV point, telephone point.

### **Reception Room 2/ Dining Room**

UPVC double glazed patio door leading to rear garden, UPVC double glazed door to rear, central heating radiator.

### **Kitchen**

Range of wall and base units with complimentary working surfaces, integral fridge/ freezer, recess for cooker, extractor fan, UPVC double glazed window to the side, sink with draining board, spotlights to ceiling.

### **Downstairs Shower Room**

UPVC double glazed window to side, toilet, wash hand basin, double shower cubicle.

### **Landing**

Staircase from hallway.

### **Bedroom 1**

UPVC double glazed window to rear, central heating radiator.

### **Bedroom 2**

UPVC double glazed window to front, central heating radiator.

### **Bedroom 3**

UPVC double glazed window to rear, central heating radiator.

### **Bedroom 3**

UPVC double glazed window to rear, central heating radiator.

### **Bedroom 4**

UPVC double glazed window to front, central heating radiator.

### **Bathroom**

Bath with shower, toilet, wash hand basin with tap, UPVC double glazed windows to front and side.





## Externally

### Front Of Property

Multiple car driveway to front, driveway to side of property leading to garage.

### Rear Of Property

Small patio section, lawned rear garden, side access to garage.



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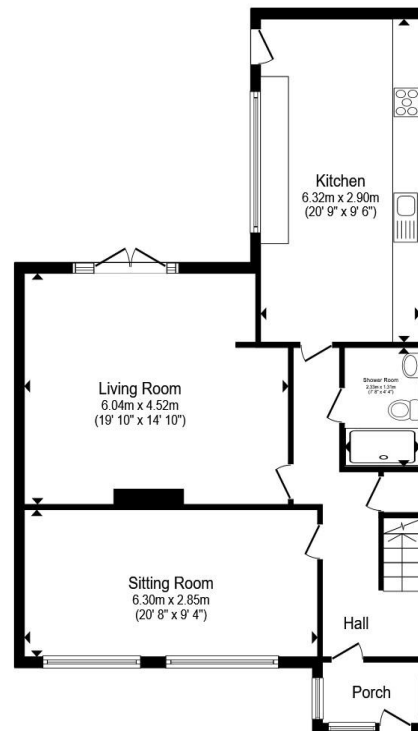
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## Lexden Avenue, Middlesbrough

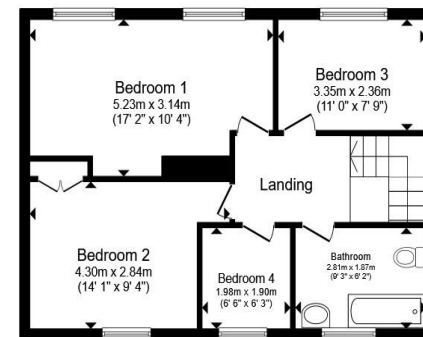
- MULTIPLE CAR DRIVEWAY
- 2 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£280,000**



**Ground Floor**



**First Floor**

Total floor area 135.1 m<sup>2</sup> (1,454 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
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