

EMERSON AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 7QT



- ▲ Modern Four Bedroom Semi Detached Home
- ▲ Ample Off Street Parking for Multiple Cars
- ▲ Three Reception Rooms
- ▲ Stylish Kitchen with High Gloss Units
- ▲ Handy WC
- ▲ Four Good Size Bedrooms
- ▲ UPVC Double Glazed Windows
- ▲ Modern Bathroom
- ▲ Garage to the Rear with Access out to Tollesby Road
- ▲ Private Rear Garden

£280,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A superb family home offering the size a growing family needs, with good schooling in the area, it's sure to be of interest to many families!

Notable features include three reception rooms, four good sized bedrooms, modern bathroom, stylish kitchen with high gloss units, UPVC double glazed windows, off street parking for multiple cars as well as a garage to the rear, handy WC and is well decorated throughout.

The property comprises entrance hall, front lounge, rear lounge, breakfast room and kitchen. On the first floor there are four bedrooms and a family bathroom. Externally there is off street parking for multiple cars to the front and to the rear an enclosed rear garden with gated access to the garage.

GROUND FLOOR

ENTRANCE HALL

Entered via a solid hardwood front door, radiator, stairs leading to the first floor and storage cupboard.

WC

Fitted with a close coupled toilet, wall mounted wash basin with mixer tap.

FRONT LOUNGE - 3.9m x 3.8m (12'10" x 12'6")

With fireplace and two radiators.

REAR LOUNGE - 3.7m x 4.8m (12'2" x 15'9")

With log burner, UPVC French doors leading out to the rear garden and radiator.

BREAKFAST ROOM - 3.4m x 2.7m (11'2" x 8'10")

Radiator.

KITCHEN - 4.5m x 2.8m (14'9" x 9'2")

Fitted with cream high gloss wall, drawer and floor units, worktop, space for a free standing large gas cooker, matt black extractor fan, sink unit with mixer tap, space for a washing machine, space for a fridge/freezer and space for a dryer. Spotlights to the ceiling and a barn yard style door to the rear garden.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



EMERSON AVENUE, TS5 7QT

FIRST FLOOR

LANDING

With loft access.

BEDROOM 1 - 3.9m x 3.8m (12'10" x 12'6")

With radiator and fitted wardrobes.

BEDROOM 2 - 4.8m x 2.9m (15'9" x 9'6")

With radiator and fitted wardrobes.

BEDROOM 3 - 3.9m x 3.4m (12'10" x 11'2")

With radiator.

BEDROOM 4 - 2.5m x 2.6m (8'2" x 8'6")

With radiator.

BATHROOM

With close coupled toilet with hidden cistern, vanity wash basin with mixer tap, shower/bath with overhead shower attachment, green tiled walls, chrome towel radiator and an extractor fan.

EXTERNALLY

To the front of the property there is off street parking for multiple vehicles on a concrete print driveway. The rear garden is fenced enclosed and laid to lawn with patio and concrete print area with gated access to the garage.

AGENTS REF: - TM/GD/MID250075/26022025

Council Tax Band: D

Tenure: Freehold

TO VIEW: Contact our Middlesbrough office on

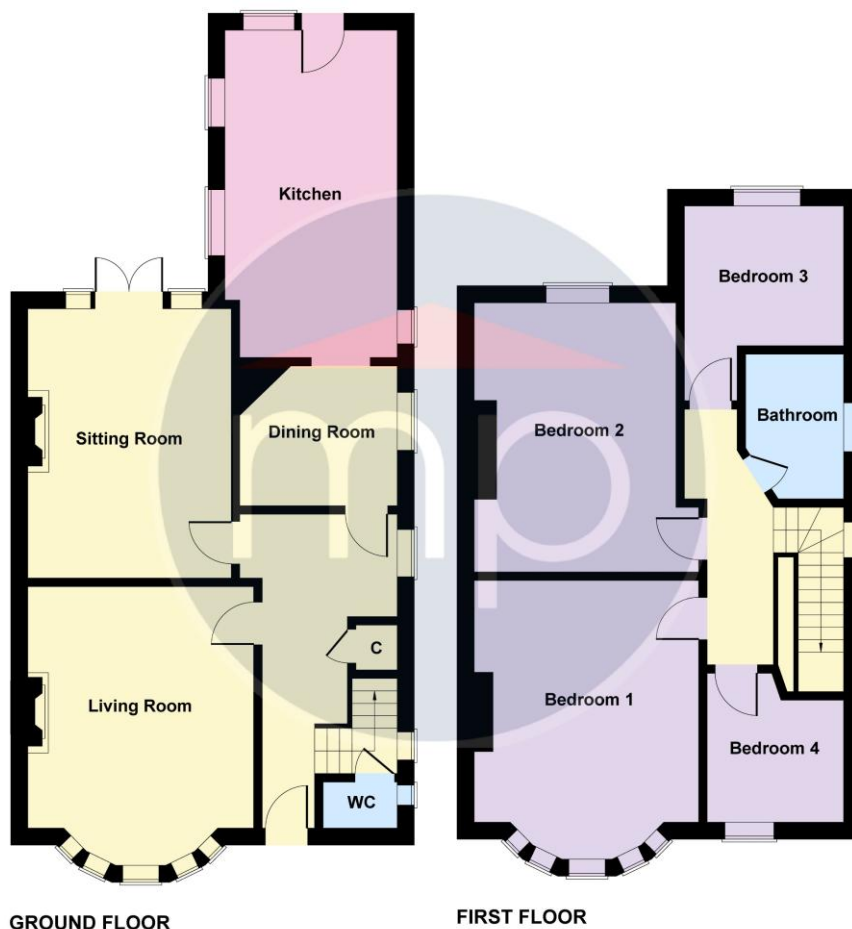
Tel: **01642 254222**



EMERSON AVENUE, TS5 7QT

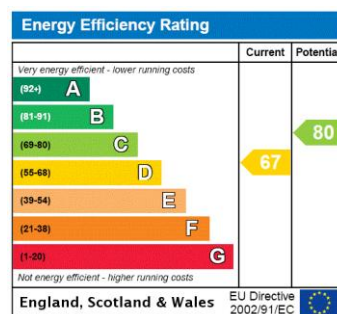


8 Emerson Avenue



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH