

EASBY AVENUE, TOLLESBY, MIDDLESBROUGH, TS5 7NS



- ▲ A Three Bedroom Semi Detached Home That is Ready to Move Straight Into!
- ▲ Enjoying Views of The Rugby Field Behind
- ▲ Modern & Stylish Kitchen/Diner with Lots of Natural Light
- ▲ Located In a Quiet Area with Good Access to The A19 & A66
- ▲ Within Walking Distance Some Good Primary & Secondary Schooling
- ▲ Off Street Parking & Single Garage
- ▲ UPVC Double Glazed Windows & Gas Central Heating
- ▲ Bathroom with Three Piece Suite

£199,950

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This three bedroom semi-detached property offers a home that is ready to move straight into! Enjoying views of the rugby field behind and located in a quiet area with good access to the A19 and A66 and is within walking distance of some good primary and secondary schooling!

Notable features include off street parking and single garage, large rear garden overlooking the rugby field, modern and stylish kitchen/diner with lots of natural light, gas central heating, UPVC double glazed windows and bathroom with a three piece suite.

The property comprises entrance hall, lounge and kitchen/diner. On the first floor there are three bedrooms and a family bathroom.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, storage cupboard, staircase to the first floor and radiator.

LOUNGE

With gas fire and radiator.

KITCHEN DINER - With cream shaker design wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, five ring gas hob with splashback and stainless steel extractor fan, one and a half bowl sink unit, space for fridge freezer, space for washing machine, and two sets of UPVC doors to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM

Comprising close coupled WC with hidden cistern, vanity wash hand basin, shower bath, towel rail, clad walls, extractor fan, loft access and spotlights in the ceiling.

EXTERNALLY

PARKING, GARAGE & GARDENS

To the front there is off street parking leading to a single garage and a neat open plan lawn. To the rear there is a fence enclosed garden overlooking the rugby field with lawn and patio area.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260101/22062026

Council Tax Band: C **Tenure:** Freehold

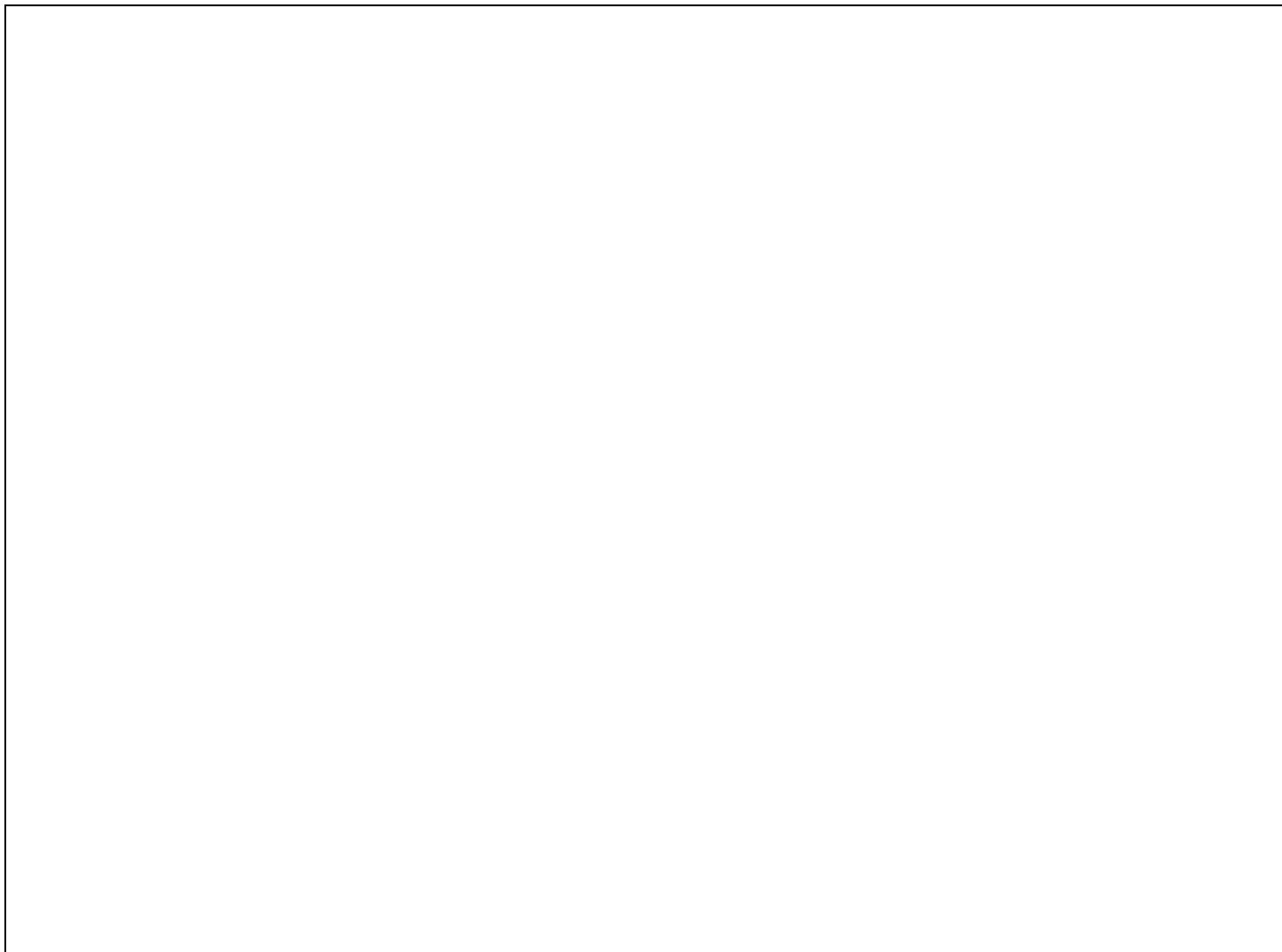
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Tel: **01642 254222**



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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.



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