



**Ruskin Avenue, Middlesbrough TS5 8PG**

**welcome to**

## **Ruskin Avenue, Middlesbrough**

This impressive four-bedroom semi-detached home offers spacious and versatile living, perfect for a growing family. Having been thoughtfully extended, the property boasts a well-planned layout with ample off-road parking and a garage

### **Agents Note**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

### **Agents Note**

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

### **Entrance Porch**

Entered via UPVC double glazed door into porch.

### **Hallway**

UPVC double glazed door into hallway, UPVC double glazed opaque window to side, stairs to first floor, radiator, two understairs storage cupboards, alarm system.

### **Lounge**

12' 1" x 12' 9" ( 3.68m x 3.89m )  
UPVC double glazed bay window to front, radiator, feature fireplace, coved cornicing.

### **Dining Family Room**

10' 7" x 23' 3" ( 3.23m x 7.09m )  
UPVC double glazed window to rear, radiator, coved cornicing.

### **Kitchen Breakfast Room**

9' 2" x 13' 6" ( 2.79m x 4.11m )  
Door to utility room , 2x UPVC double glazed windows to side, karndean flooring, ceiling spotlights, coved cornicing, radiator, wall and base units, contrast roll top work surfaces, integrated double oven, four ring electric hob with chimney extractor above, integrated fridge/freezer, breakfast

bar, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap.

### **Utility**

14' 2" x 6' 1" ( 4.32m x 1.85m )  
UPVC double glazed door to rear, karndean flooring, boiler, recess for appliances.

### **Downstairs W/C**

Low level flush W/C, UPVC double glazed opaque window to side, karndean flooring, part tile walls, storage unit.

### **Landing**

UPVC double glazed opaque window to side, roof void.

### **Bedroom 1**

8' 9" x 15' 6" incl wardrobes ( 2.67m x 4.72m incl wardrobes )  
UPVC double glazed window to opaque window to front, coved cornicing, radiator.

### **Bedroom 2**

12' 4" x 9' 8" incl wardrobe ( 3.76m x 2.95m incl wardrobe )  
UPVC double glazed window to rear, radiator, coved cornicing, access to roof void, mirror fitted wardrobes.

### **Bedroom 3**

9' 1" x 9' 2" incl wardrobes ( 2.77m x 2.79m incl wardrobes )  
UPVC double windows to rear and side, radiator, coved cornicing, fitted wardrobes.

### **Bedroom 4**

7' 9" x 7' 2" ( 2.36m x 2.18m )  
UPVC double glazed window to front, radiator,



coved cornicing.

### **Shower Room**

Double shower cubicle, extractor fan, ceiling spotlights, vanity style wash hand basin, low level low flush W/C, UPVC double glazed opaque window to side, ceiling spotlights, part tiled walls, heated silver chrome style radiator.

### **Externally Front Garden**

Mainly laid to lawn, flower borders and shrubbery, driveway providing parking for up to three cars.

### **Garage**

Electric roller shutter, UPVC double glazed door, UPVC double glazed window

### **Rear Garden**

Enclosed mainly laid to lawn, flower borders, patio area, personal door to garage, electric shutter.



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## Ruskin Avenue, Middlesbrough

- OPEN PLAN LIVING SPACE
- PRACTICAL UTILITY AREA
- FRONT & REAR GARDENS
- DRIVEWAY FOR MULTIPLE VEHICLES
- SINGLE GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£230,000**



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.focalagent.com](http://www.focalagent.com)

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