



Birchington Avenue, Middlesbrough TS6 7LU

welcome to

Birchington Avenue, Middlesbrough

Situated in a popular residential area of TS6, this well-presented home offers comfortable and practical living space throughout.

Entrance Hall

Enter through UPVC double glazed door into hallway, UPVC double glazed window to side, staircase to first floor.

Kitchen

7' 6" x 9' (2.29m x 2.74m)

Range of base and wall units with complementary work surfaces, UPVC double glazed window to side, 1 1/2 bowl sink with draining board and mixer tap, integral electric oven, integral four ring electric hob.

Lounge

19' 2" x 11' 9" max (5.84m x 3.58m max)

UPVC double glazed window to front, UPVC double glazed window to rear, radiator, TV point, telephone point.

Landing

UPVC double glazed window to side, void loft access.

Bedroom 1

13' 6" incl wardrobes x 8' 7" (4.11m incl wardrobes x 2.62m)

UPVC double glazed window to front, radiator, built in storage cupboard, fitted wardrobes with sliding doors.

Bedroom 2

11' 3" incl door recess x 9' 4" (3.43m incl door recess x 2.84m)

UPVC double glazed window to rear, radiator.

Bathroom

Toilet, vanity unit with mixer tap and under storage, heated towel rail, double walk in shower, rainfall style shower head, spotlight to ceiling, UPVC double glazed window to rear.

Externally Front Garden

Shared driveway, easy maintainable front garden.

Rear Garden

Resin garden, patio seating area.





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welcome to

Birchington Avenue, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR DOWNSIZERS
- MODERN FITTED KITCHEN
- TWO WELL-PROPORTIONED BEDROOMS
- SHARED DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£85,000

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Property Ref:
MAR112202 - 0003

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