



**Earlsdon Avenue, Middlesbrough TS5 8SD**

**welcome to**

## **Earlsdon Avenue, Middlesbrough**

Well-presented three-bedroom semi-detached family home in Acklam, close to local amenities, schools and transport links. Features include a lounge, kitchen diner, ground floor WC, en-suite to bedroom one, family bathroom, driveway, integral garage and enclosed rear garden. Early viewing recommended

### **Entrance Porch**

Access to lounge.

### **Hallway**

Radiator.

### **Lounge**

16' 2" x 10' 4" ( 4.93m x 3.15m )

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

### **Kitchen/Diner**

18' 9" x 7' 9" ( 5.71m x 2.36m )

UPVC double glazed window to rear, splash back, sink with mixer tap and draining board, range of base and wall units, radiator, oven, gas hob, extractor fan.

### **Landing**

Storage cupboard, UPVC double glazed window to side, void loft access.

### **Bedroom 1**

14' 4" x 9' 7" ( 4.37m x 2.92m )

Two UPVC double glazed windows to front, radiator.

### **En Suite**

Wash hand basin, radiator, UPVC double glazed window to front, splash back, extractor fan, toilet, shower.

### **Bedroom 2**

11' 3" x 8' 10" ( 3.43m x 2.69m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 10" x 8' ( 3.00m x 2.44m )

UPVC double glazed window to rear, radiator.

### **Bathroom**

UPVC double glazed window to side, toilet, wash hand basin, bath, radiator, spotlights to ceiling, extractor fan.

### **Externally Front Garden**

Turfed garden, double driveway, garage.

### **Rear Garden**

Laid to lawn, enclosed brick and timber fence.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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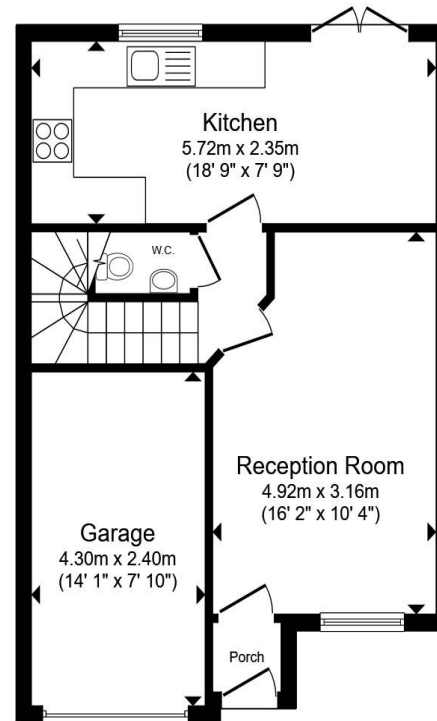
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## Earlsdon Avenue, Middlesbrough

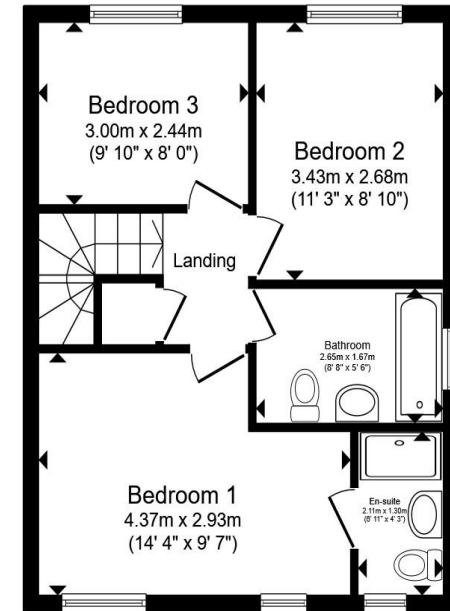
- IDEAL FOR FIRST TIME BUYERS
- EN SUITE TO MASTER BEDROOM
- MODERN KITCHEN
- FRONT & REAR GARDEN
- DOUBLE DRIVEWAY & GARAGE

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

**£190,000**



**Ground Floor**



**First Floor**

Total floor area 88.1 m<sup>2</sup> (949 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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