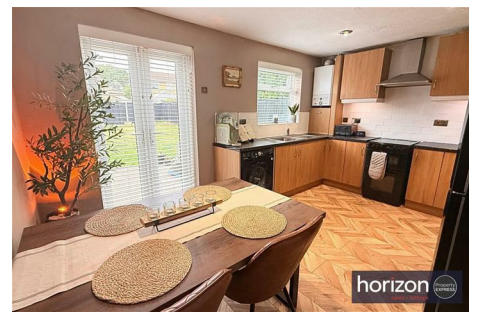
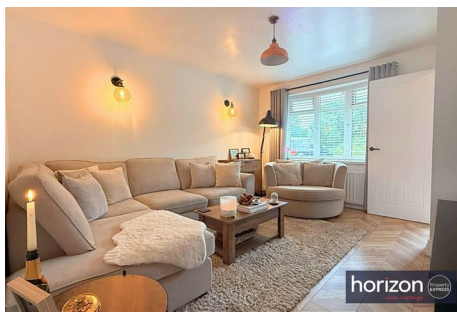




## 61 Briggs Avenue Middlesbrough, TS6 6XL

Move straight into this beautifully renovated three-bedroom semi-detached home, perfectly positioned on a quiet residential loop cul-de-sac road overlooking open green space. Finished to an exceptional standard throughout, this turnkey property offers stylish modern living, generous outdoor space and an ideal setting for first-time buyers and families.

**Asking Price £120,000**

# 61 Briggs Avenue

## Middlesbrough, TS6 6XL



- Three-bedroom semi-detached family home in turnkey condition
- Fresh plastering and decoration throughout
- Quiet position overlooking trees and green space
- Early viewing is highly recommended to appreciate the quality of accommodation on offer.
- Luxurious newly fitted family bathroom
- Large enclosed rear garden
- Excellent local schools and amenities
- Modern kitchen/diner with patio doors
- Double driveway with low maintenance frontage
- Neutral decor throughout, making this home easy to customise and style

### Beautifully Renovated Three-Bedroom Semi-Detached Home | Turnkey Condition | Double Driveway | Large Rear Garden

Situated on a quiet loop road with attractive views over trees and open green space, this beautifully renovated three-bedroom semi-detached home is ideal for first-time buyers and families alike. Presented in turnkey condition, the property is ready to move straight into.

The accommodation comprises a welcoming entrance hall, living room, modern kitchen/diner, three well-proportioned bedrooms and a stunning newly fitted family bathroom.

The living room is bright and spacious with fresh white décor, whilst the recently updated kitchen/diner has been finished with fresh plastering, spotlights, brushed brass sockets and fittings, stylish toasted beige units and patio doors leading directly onto the rear garden.

Upstairs, the family bathroom has been completely renovated to include a floating vanity unit, brushed gold fixtures, matching heated towel rail, stone-effect tiling, recessed spotlights and a frosted uPVC double-glazed window.

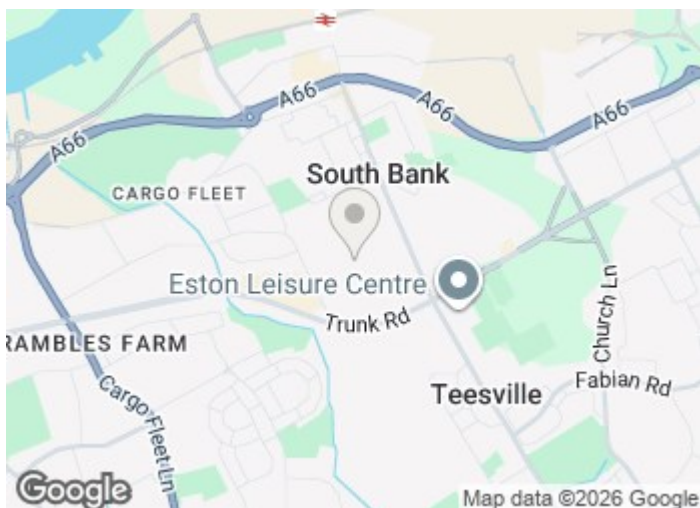
Throughout the property you'll find fresh plastered walls, fresh neutral decor, stylish feature panelling to the principal and second bedrooms - total ease to add your own stamp, or keep as is!

Externally, the property benefits from a double driveway with further potential to extend, a low-maintenance front garden and a generous enclosed rear garden that has been recently landscaped to provide a blank canvas for new owners. With a spacious patio adjoining the kitchen, ideal for entertaining and family life.

Conveniently located close to South Bank Primary, St Peter's Catholic College, Outwood Academy and several other schools within a mile, the property is also within easy reach of Cleveland Retail Park, Asda Superstore, local shops, cafés and transport links.

Further benefits include ultrafast broadband availability of up to 1Gbps.

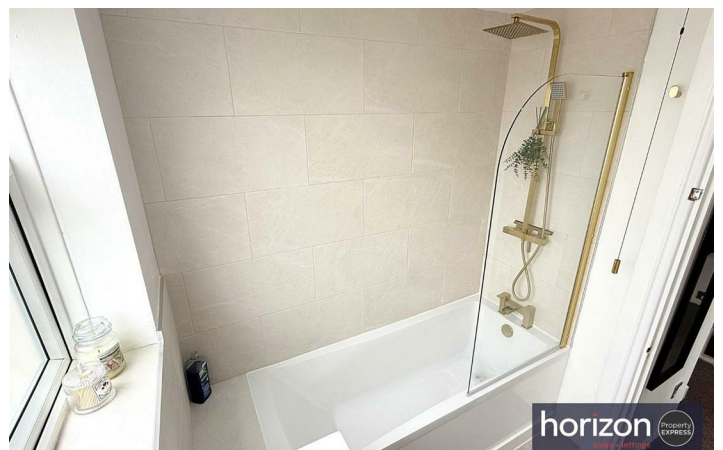
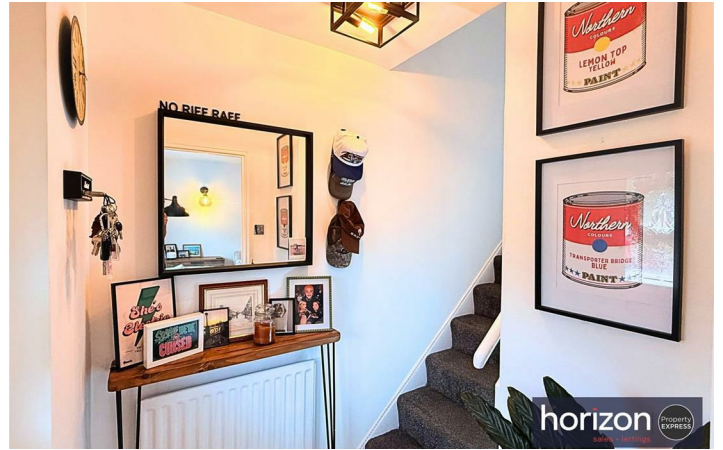
Early viewing is highly recommended to appreciate the quality of accommodation on offer



Combining contemporary interiors, a sought-after location and spacious family accommodation, 61 Briggs Avenue presents a fantastic opportunity to purchase a home requiring little to no work. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional property has to offer.

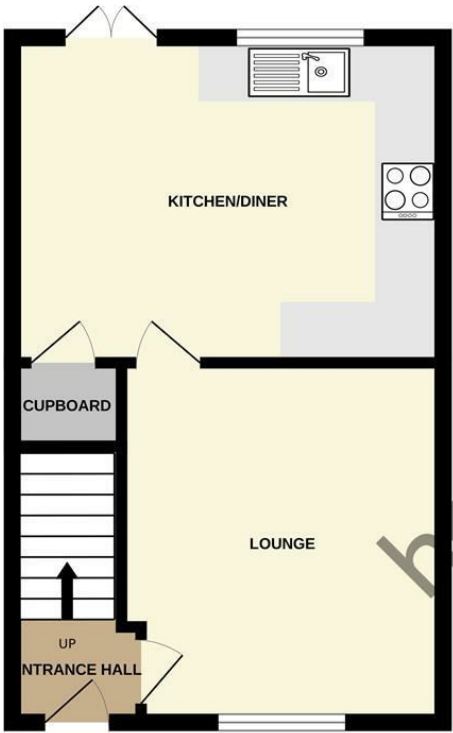
[Directions](#)



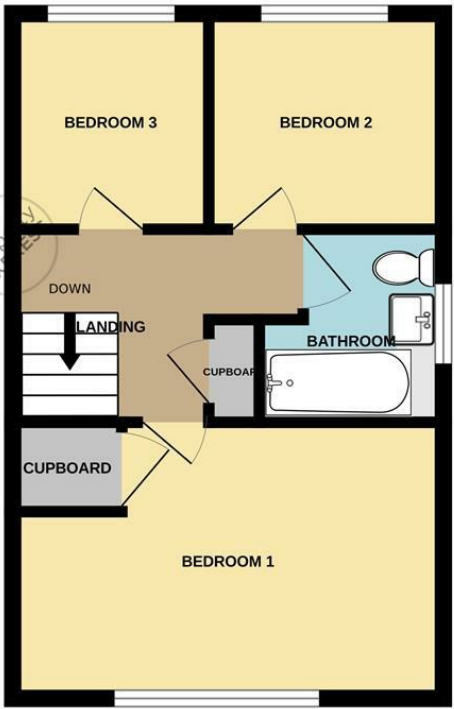


Floor Plan

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |