





Bentinck Avenue, Middlesbrough TS5 6RX

manners & harrison

welcome to

Bentinck Avenue, Middlesbrough

This beautifully presented three-bedroom detached home is ready to move straight into and offers comfortable, well-proportioned accommodation throughout.

Entrance Hall
Enter through aluminium double glazed door into hallway, staircase to first floor, aluminium double glazed window to front.

Lounge
16' 8" x 12' 3" max (5.08m x 3.73m max)
UPVC double glazed window to front, radiator, TV point, telephone point.

Dining Room
10' 2" x 9' 6" (3.10m x 2.90m)
Aluminium double glazed sliding doors leading to rear garden, radiator, coved cornicing to ceiling.

Kitchen
14' 3" x 8' 1" (4.34m x 2.46m)
Range of base and wall units with complementary work surfaces, UPVC double glazed door leading to rear garden, aluminium double glazed window to rear, 1 1/2 bowl sink with draining board and mixer tap, recess for fridge/freezer, under stair storage cupboard, four ring gas hob, extractor fan, integral electric oven, integral grill.

Landing
Timber single glazed window to side.

Bathroom
Tiled floor, wash hand basin with mixer tap and under storage, double shower cubicle with wall mounted shower, aluminium double glazed window to rear, spotlights to ceiling.

Separate W/C
Toilet, tiled floor, timber single glazed window to side.

Bedroom 1
11' 7" x 13' 6" (3.53m x 4.11m)
Aluminium double glazed window to front, radiator, built in wardrobe.

Bedroom 2
11' 7" x 10' 5" (3.53m x 3.17m)
Aluminium double glazed window to rear, radiator, built in storage cupboard.

Bedroom 3
10' 1" x 6' 10" max (3.07m x 2.08m max)
Aluminium double glazed window to front, radiator, storage cupboard built over bulk head.

Externally
Rear Garden
Patio seating area, turfed garden, enclosed by timber fencing.

Front Garden
Driveway leading to garage, well manicured lawn.

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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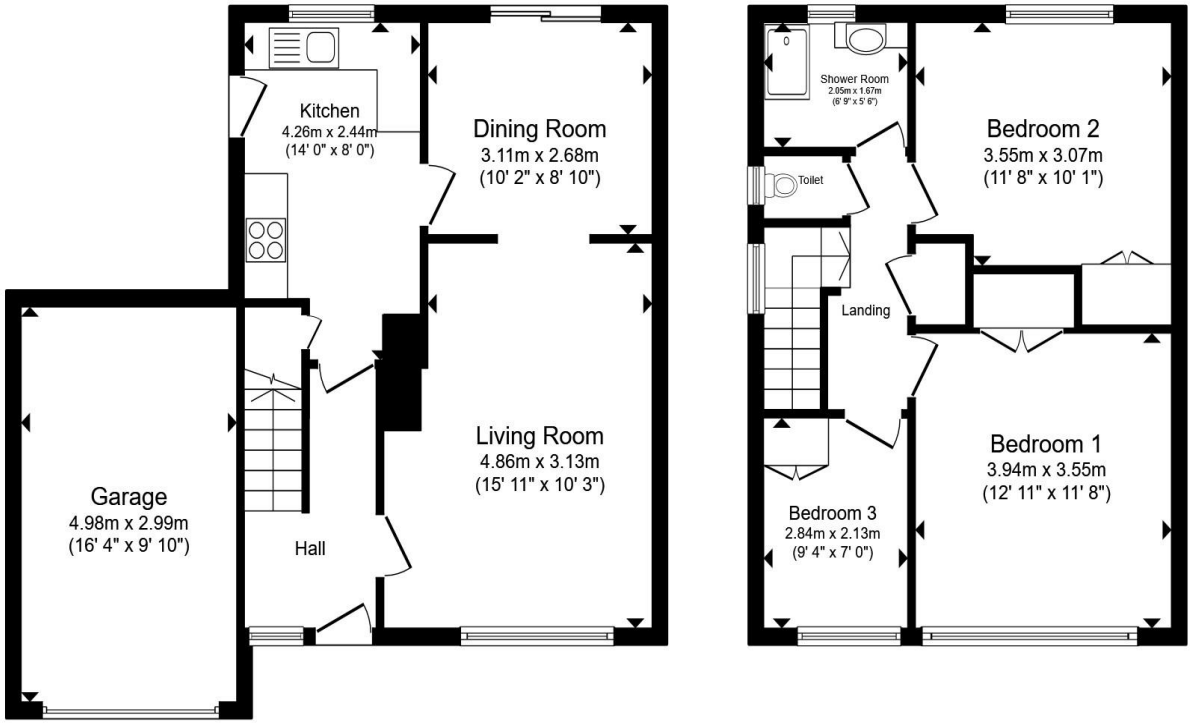
welcome to

Bentinck Avenue, Middlesbrough

- MODERN KITCHEN
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS REAR GARDEN
- DRIVEWAY
- GARAGE

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

£200,000



Total floor area 101.6 m² (1,094 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

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The Property Ombudsman

Property Ref:
MAR112178 - 0004

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