



Cleveland Avenue, Middlesbrough, TS5 7RR
3 Bed - House - Semi-Detached
Offers In The Region Of £250,000

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



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Having been tastefully extended and remodelled by the current the owners, this impressive, mature, bay fronted semi detached home is ideally located close to well regarded schools and local amenities, with a versatile layout, ideal for family living and a stylish, contemporary finish throughout, viewing is a must to fully appreciate the standard of this stunning property. The layout briefly comprises of: Entrance hallway, lounge, open plan dining, kitchen, family area with a comprehensive range of wall, base and drawer units, centre island, pantry, integrated appliances and bi folding doors opening onto the rear garden. The first floor has three generous bedrooms and a luxurious four piece family bathroom. Also accessed from the landing via a fixed staircase is the fully boarded attic which has power, lighting, Velux windows and plenty of eves storage. Externally the enclosed rear garden has been landscaped for easy maintenance, laid with artificial turf and sunny patio areas, The block paved front garden provides off street parking for numerous cars.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

12' x 11'

KITCHEN / DINING / FAMILY AREA

22'3 x 17'5 (max)

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

11'9 x 10'4

BEDROOM 2 (REAR)

12' x 11'5

BEDROOM 3 (FRONT)

7'11 x 7'7

FAMILY BATHROOM

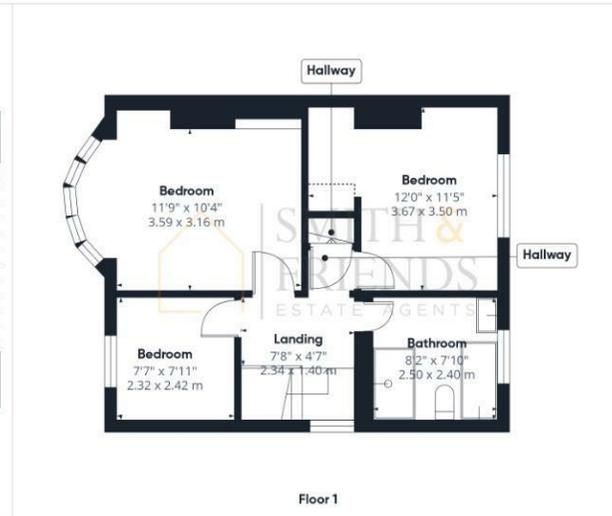
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12'5 x 11'10









Approximate total area⁽¹⁾
 1210 ft²
 112.3 m²

Reduced headroom
 54 ft²
 5 m²



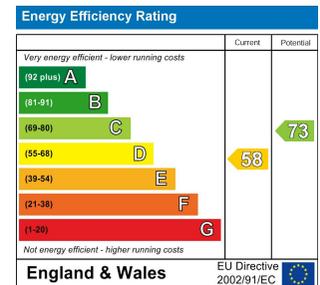
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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