



Wroxton Avenue, Middlesbrough TS5 7AG

welcome to

Wroxton Avenue, Middlesbrough

A beautifully presented five-bedroom semi-detached home, ideally located on Wroxton Avenue, offering generous living space, modern finishes, and an exceptional rear garden.

Entrance Passage

Entrance via UPVC double glazed door into hallway, entrance into garage and utility room.

Utility

7' x 6' (2.13m x 1.83m)

Two UPVC double glazed windows to rear, plumbing and recess for washer, single bowl single drainer stainless steel sink unit with dual tap, gas central heating radiator.

Hallway

UPVC double glazed window to front, staircase to first floor, entrance into W/C, dining area and living room, gas central heating radiator, under stair storage cupboard.

Living Room

16' incl bay x 14' 1" into alcove (4.88m incl bay x 4.29m into alcove)

Gas central heating radiator, UPVC double glazed bay window to the front, gas fireplace with decorative surround, coved corning.

Downstairs W/C

Spot light to ceiling, double glazing UPVC window to the rear, low level low flush toilet, wash hand basin with dual tap and splashback, houses combi boiler.

Dining Room

8' x 14' 1" (2.44m x 4.29m)

UPVC double glazed window to rear, entrance into kitchen, coved corning, gas central heating

radiator.

Kitchen

7' x 10' 1" (2.13m x 3.07m)

Double glazing UPVC window to the side and rear, double glazed UPVC door leading to rear garden, Single bowl single drainer stainless steel sink unit with mixer tap, range of wall and base mounted units with complementary worktops with marble effect, electric oven with 5 cylinder hobs and extractor fan, Integrated fridge freezer.

Landing

UPVC double glazed window to rear, entrance into all principal rooms, loft access.

Bedroom 1

12' x 16' incl bay (3.66m x 4.88m incl bay)

UPVC double glazed bay window to the front, gas central heating radiator, gas fireplace with decorative surround.

Bedroom 2

8' x 12' (2.44m x 3.66m)

Double glazed UPVC window to the front, gas central heating radiator.

Bedroom 3

7' x 11' (2.13m x 3.35m)

Double glazed UPVC window to the front, gas central heating radiator.

Bedroom 4

8' x 8' 1" (2.44m x 2.46m)

Double glazed UPVC window to the rear, gas central heating radiator.





Bedroom 5

8' 1" x 6' (2.46m x 1.83m)

Double glazing UPVC window to the rear, gas central heating radiator.

Bathroom 1

Spot light to ceiling, low level low flush toilet, extractor fan, double glazed UPVC window to the side, wall mounted shower.

Bathroom 2

Double glazed UPVC window to the rear, low level low flush toilet with under storage cupboard, bath, wall mounted shower, wash hand basin with mixer tap, spotlights to ceiling, radiator.

Externally Front Garden

Double driveway leading to the front.

Rear Garden

Part laid to lawn, part stone laid with seating area, a stone build shed, and a pizza oven, all fence enclosed.



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Wroxton Avenue, Middlesbrough

- NO ONWARD CHAIN
- DOWNSTAIRS W/C
- UTILITY
- 5 WELL PROPORTIONED BEDROOMS
- DRIVEWAY

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

offers in excess of

£250,000



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:
MAR111564 - 0004

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