



**Trimdon Avenue  
Middlesbrough, TS5 8SA**

Guide Price £170,000

**GAO**  
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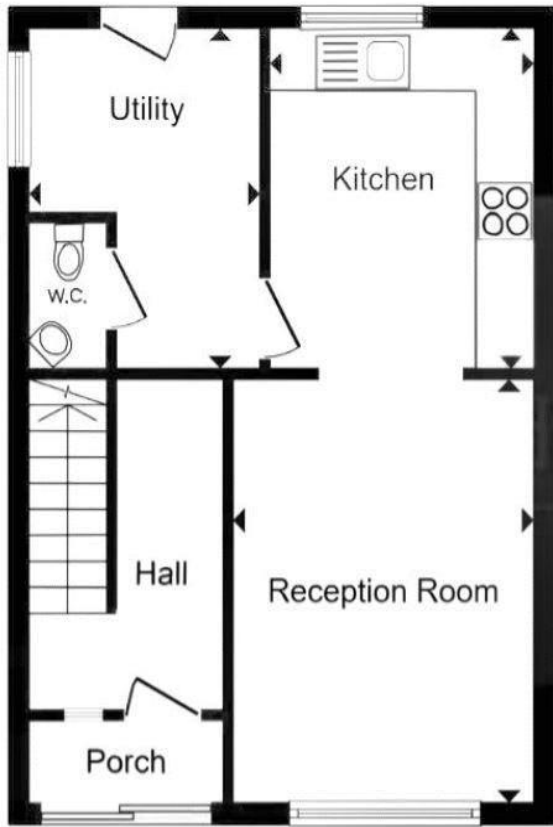


## MAIN FEATURES:

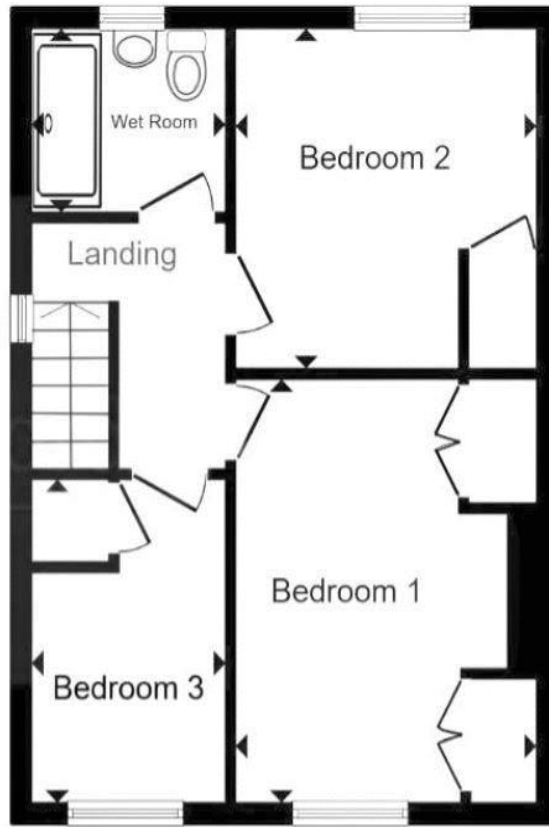
- Beautifully Presented Semi Detached House with Entrance Porch
- Modern Kitchen/Diner & Separate Utility Room
- Lounge
- Three Good Size Bedrooms
- Modern Shower Room/WC
- Well Maintained Rear Garden
- Off Road Parking & Garage

Situated on the ever-popular Trimdon Avenue, this beautifully presented semi-detached home offers stylish, ready-to-move-into accommodation ideal for families and first-time buyers alike. The property welcomes you via a practical entrance porch, leading into a bright and comfortable lounge. To the rear, a modern kitchen/diner provides the perfect space for both everyday living and entertaining, complemented by a separate utility room for added convenience. Upstairs, there are three good-sized bedrooms, all tastefully decorated, along with a contemporary shower room/WC finished to a high standard. Externally, the home benefits from a well-maintained rear garden, ideal for relaxing or outdoor dining, while off-road parking and a garage add valuable practicality.

Trimdon Avenue is located within a sought-after area of Middlesbrough, offering excellent access to local shops, schools, and amenities. The area is well-served by transport links, making commuting straightforward, while nearby green spaces and parks provide great options for leisure and family outings. A superb home in a convenient and desirable location—early viewing is highly recommended.



**Ground Floor**



**First Floor**

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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