





Brancepeth Avenue, Middlesbrough TS3 7NB

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welcome to

Brancepeth Avenue, Middlesbrough

This beautifully presented two-bedroom semi-detached home is ready to move straight into, making it an ideal choice for first-time buyers, downsizers or investors.

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.

Entrance Hall
Staircase to first floor.

Kitchen
11' 4" x 8' 4" (3.45m x 2.54m)
Range of base and wall units with complementary work surfaces, integral electric oven, four ring induction hob, chimney stainless steal extractor, integral fridge/freezer, spotlights to ceiling, sink with mixer tap, UPVC double glazed window to rear, archway leading to dining area, UPVC double glazed french doors to rear garden.

Lounge
12' 4" x 11' 5" (3.76m x 3.48m)
UPVC double glazed bow window to front, radiator.

Landing
Bedroom 1
14' 11" x 9' 10" (4.55m x 3.00m)
Two UPVC double glazed windows to front, built in storage cupboard, radiator.

Bedroom 2
13' 6" x 9' 10" (4.11m x 3.00m)
UPVC double glazed window to rear, radiator.

Bathroom
Vanity style wash hand basin, bath with over bath shower, UPVC double glazed frosted window to rear, toilet, radiator.

Externally
Rear Garden
Laid to lawn, decking area.

Front Garden
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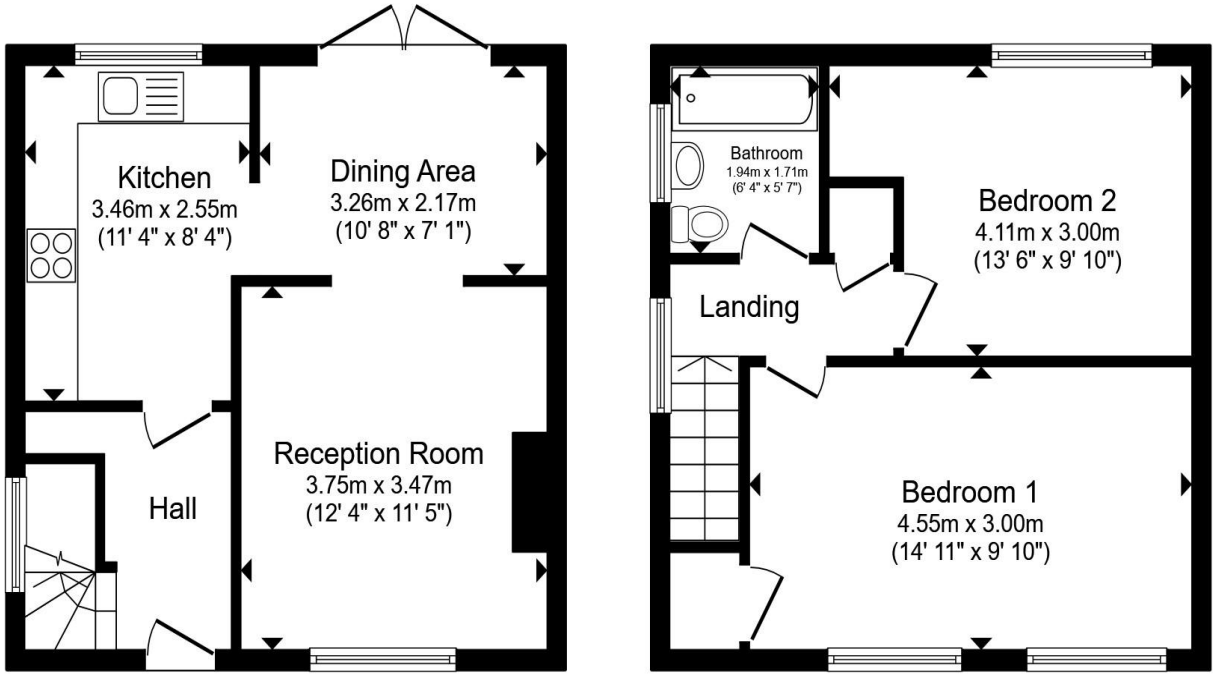
welcome to

Brancepeth Avenue, Middlesbrough

- MODERN KITCHEN
- TWO- WELL PROPORTIONED BEDROOMS
- LIVING & DINING ROOMS
- IDEAL FOR FIRST TIME BUYERS
- REAR GARDEN

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

£109,000



Total floor area 71.2 m² (766 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:
MAR112420 - 0004

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