



**Emerson Avenue, Middlesbrough TS5 7QH**

**welcome to**

## **Emerson Avenue, Middlesbrough**

This spacious four-bedroom semi-detached home offers fantastic potential for buyers looking to create their ideal family home.

### **Entrance Hall**

Enter through door into hallway, staircase to first floor, under stair storage cupboard.

### **Downstairs Wc/Cloakroom**

Toilet, wash hand basin.

### **Lounge**

14' 8" into alcove x 14' into bay ( 4.47m into alcove x 4.27m into bay )

UPVC double glazed bay window to front, feature fireplace, radiator, coved corning.

### **Reception Room 2**

18' 1" x 11' 11" ( 5.51m x 3.63m )

UPVC double glazed door to rear, coved corning, feature fireplace, radiator.

### **Dining Room**

12' 3" x 10' 4" ( 3.73m x 3.15m )

UPVC double glazed window to side, radiator, built in storage cupboard.

### **Kitchen**

13' 1" x 11' 6" ( 3.99m x 3.51m )

UPVC double glazed window to rear, fitted kitchen with wall and base units and contrasting roll top work surfaces, 1 1/2 bowl single drainer stainless steal sink unit with mixer tap, tiled splash back, recess for appliances.

### **Landing**

### **Bedroom 1**

13' 9" x 12' 6" ( 4.19m x 3.81m )

UPVC double glazed window to front, built in storage, radiator.

### **Bedroom 2**

15' 7" x 11' 11" ( 4.75m x 3.63m )

UPVC double glazed window rear, two storage cupboards.

### **Bedroom 3**

11' 3" x 10' 4" ( 3.43m x 3.15m )

UPVC double glazed bay window to rear, built in storage cupboard.

### **Bedroom 4**

7' 8" x 8' 6" ( 2.34m x 2.59m )

UPVC double glazed window to front, radiator.

### **Shower Room**

Electric shower, vanity style wash hand basin, UPVC double glazed frosted window to side, heated silver chrome towel style radiator, tiled walls.

### **Separate W/C**

Toilet, wall mounted wash hand basin, tiled walls, UPVC double glazed frosted window to side.

### **Externally**

### **Front Garden**

Mainly paved for parking, long driveway leading to single garage.

### **Rear Garden**

Patio areas, mature flower borders and shrubbery.





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welcome to

## Emerson Avenue, Middlesbrough

- INVESTMENT OPPORTUNITY
- GREAT FOR FAMILIES
- SPACIOUS THROUGHOUT
- REAR GARDEN
- MULTIPLE CAR DRIVEWAY LEADING TO GARAGE

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

# £260,000



Total floor area 145.4 m<sup>2</sup> (1,565 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](http://www.propertybox.io)



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Property Ref:  
MAR112022 - 0003

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manners & harrison



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)