

BROOKFIELD AVENUE, BROOKFIELD, MIDDLESBROUGH, TS5 8HA



- ▲ Genuine 'Show Home' Standard Interior & Very Easy to Move Straight Into
- ▲ Two of the Bedrooms Have Shower Room En-Suites
- ▲ Neat, Mature Rear Garden
- ▲ Integrated Single Garage with Other Half of The Double Converted into A Useful Room & Ample Parking in Front

- ▲ Composite Front Door & UPVC Double Glazing
- ▲ Stylish & Upgraded Kitchen with Fitted Appliances
- ▲ Ideal for a Large or Growing Family
- ▲ Upgraded Shower Rooms
- ▲ Kitchen/Diner/Lounge Area with Two Sets of French Doors Leading to Rear Garden
- ▲ Useful Utility Room & Cloakroom/WC

£385,000

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With plenty of living space, this five bedroom detached home is the perfect family home for a growing family to thrive in balancing well to give everyone enough living space.

with a genuine 'show home' standard interior, recently installed modern kitchen with fitted appliances, neat and mature stunning rear garden, integrated single garage with the other half of the double converted into a reception room, composite front door, UPVC double glazing, modern and spacious kitchen/diner/lounge, useful utility room and WC.

The property comprises entrance hall, lounge, reception room, large kitchen/diner/lounge, handy utility and ground floor WC. On the first floor there are five bedrooms, two of which have en-suites and a family bathroom. Externally there is a neat open plan lawned garden to the front with off street parking on a block paved drive for multiple cars and to the rear there is a mature well cared for garden with lawn and patio.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door, staircase to the first floor, radiator, woodgrain effect laminate flooring and storage cupboard.

RECEPTION ROOM - 3.9m x 2.4m (12'10" x 7'10")

With radiator, spotlights in the ceiling and woodgrain effect laminate flooring.

RECEPTION ROOM TWO - 4.5m x 3.5m (14'9" x 11'6")

With two radiators.

WC - With close coupled WC, vanity wash hand basin with mixer tap, radiator, extractor fan and woodgrain effect vinyl flooring.

KITCHEN/DINING/LOUNGE - 10.2m x 2.9m (33'6" x 9'6")

With white and grey high gloss wall, drawer, and floor units, woodgrain effect worktop, double electric oven, four ring induction hob with stainless steel splashback and stainless steel extractor fan, integrated fridge freezer, space for dishwasher, one and a half bowl sink unit, spotlights in the ceiling, radiator, woodgrain effect laminate flooring and two sets of French doors open to the rear garden.

UTILITY ROOM - 2.3m x 1.9m (7'7" x 6'3")

With white high gloss handleless wall and floor units, roll edge worktop, sink unit, space for washing machine and dryer, radiator, woodgrain effect laminate flooring and composite door to the rear garden.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING - With storage, cupboard, radiator and loft access.

BEDROOM ONE - 4.8m x 4.3m (15'9" x 14'1")

With two radiators and fitted wardrobe with sliding doors.

EN-SUITE SHOWER ROOM - 2.2m x 1.8m (7'3" x 5'11")

With close coupled WC, vanity wash hand basin with mixer tap, double walk-in shower, radiator, storage cupboard, extractor fan and tile effect laminate flooring.

BEDROOM TWO - 4.2m x 3m (13'9" x 9'10")

With radiator.

EN-SUITE - 2.1m x 1.8m (6'11" x 5'11")

With close coupled WC, vanity wash hand basin with mixer tap, double walk-in shower, radiator, extractor fan and tile effect laminate flooring.

BEDROOM THREE - 3.6m x 2.6m (11'10" x 8'6")

With radiator.

BEDROOM FOUR - 3.7m x 2.9m (12'2" x 9'6")

With radiator.

BEDROOM FIVE - 3.3m x 2.9m (10'10" x 9'6")

With radiator.

SHOWER ROOM - 2.5m x 1.8m (8'2" x 5'11")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, double walk-in shower, storage cupboard, part tiled walls, extractor fan, radiator and tile effect laminate flooring.

EXTERNALLY

PARKING & GARDENS - To the front there is off street parking for multiple cars on a block paved driveway and a small lawned garden. To the rear there is a fence enclosed mature garden with lawn and patio.

INTEGRATED GARAGE - 3.9m x 2.5m (12'10" x 8'2")

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260293/03062026

Council Tax Band: F

Tenure: Freehold

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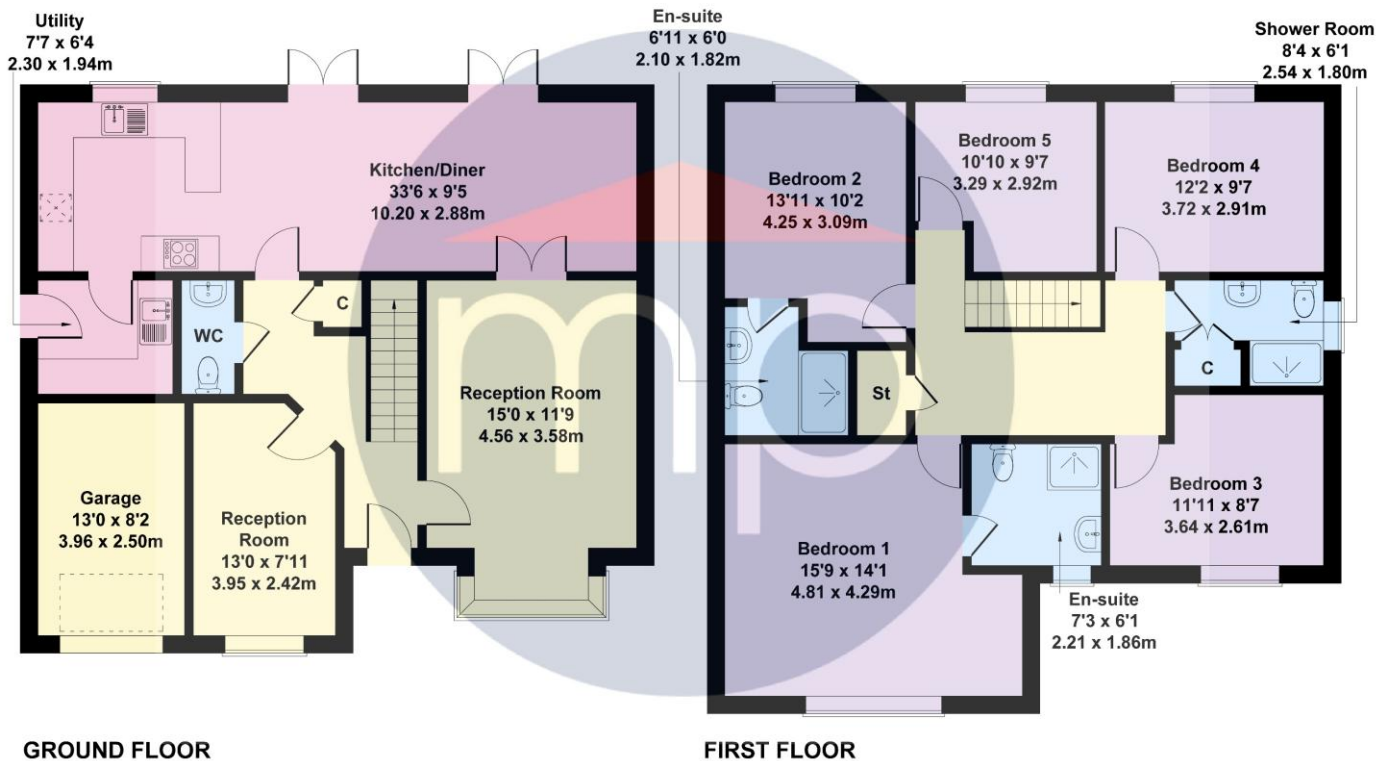


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58 Brookfield Avenue

Approximate Gross Internal Area
1916 sq ft - 178 sq m



Not to Scale. Produced by The Plan Portal 2026
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