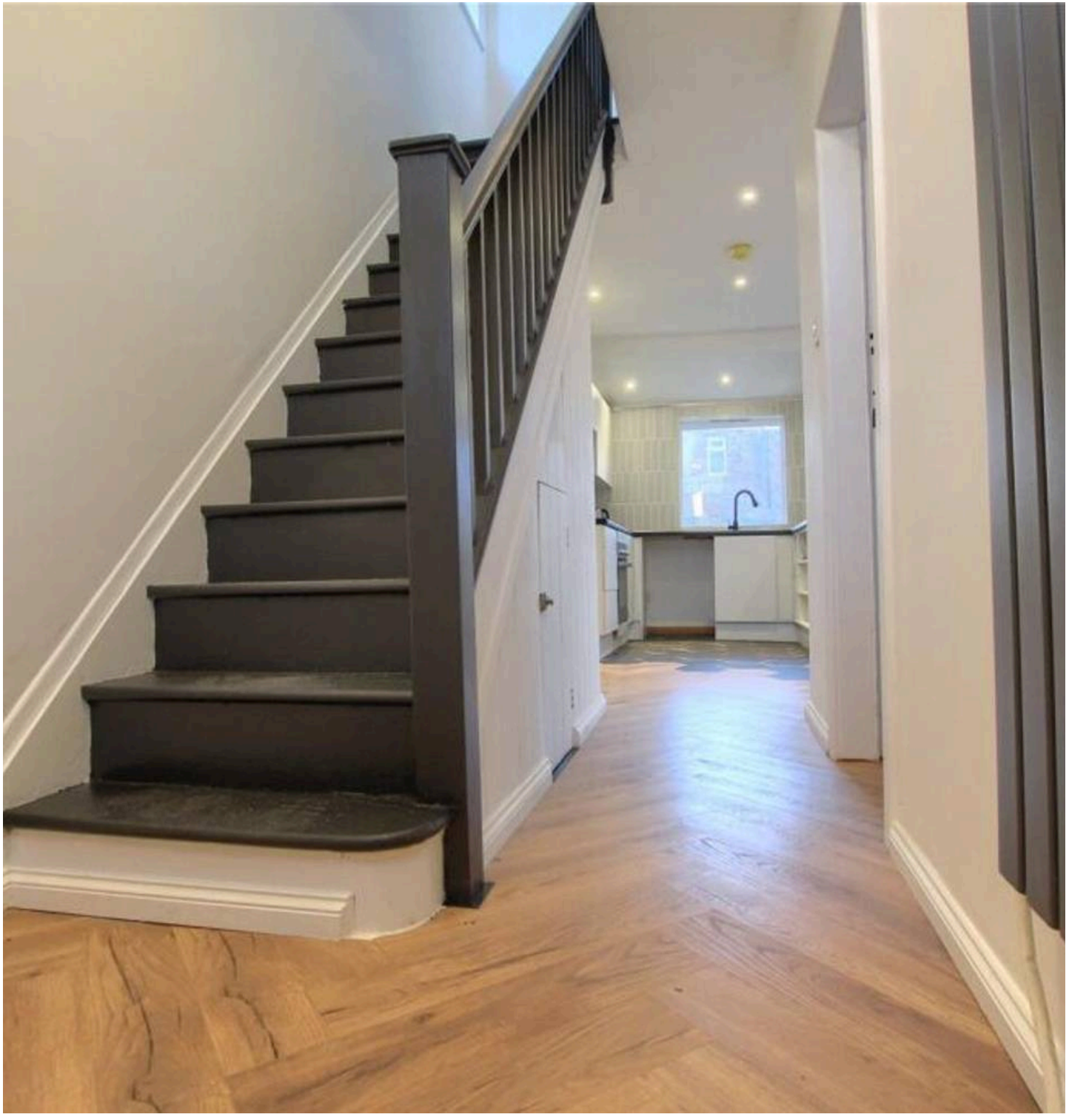


7 Nesham Avenue, Middlesbrough

£109,999

Michael Poole
SALES · LETTINGS · AUCTIONS



7 Nesham Avenue

Middlesbrough

Chain Free Sale! This Three Bedroom End of Terrace Home Offers a Modern Kitchen & Stylish Bathroom. Ideal For First Time Buyers and Young Couples Alike!

- Chain Free Sale
- Recently Refurbished
- Gas Central Heating System with A Combi Boiler
- Modern Kitchen
- Good Links to The A66, A19 & Town Centre
- Ideal For First Time Buyers & Young Couples Alike
- Within Walking Distance to Good Primary & Secondary Schooling
- Potential for Off Street Parking (STPP)
- Stylish Bathroom with A Three Piece Suite

7 Nesham Avenue

Middlesbrough

Ideal for first time buyers and young couples alike.

This three bedroom end of terrace home offers a modern kitchen, stylish bathroom with a three-piece suite, gas central heating system with a combi boiler and potential for off street parking (STPP).

Within walking distance to good primary and secondary schooling, and there is also good links to the A66, A19 and town centre.

The property comprises entrance hall, lounge and kitchen/diner. On the first floor there are three bedrooms and a family bathroom. Externally to the front there is parking for two cars (no dropped kerb) and to the rear there is an enclosed rear garden with lawn and patio.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

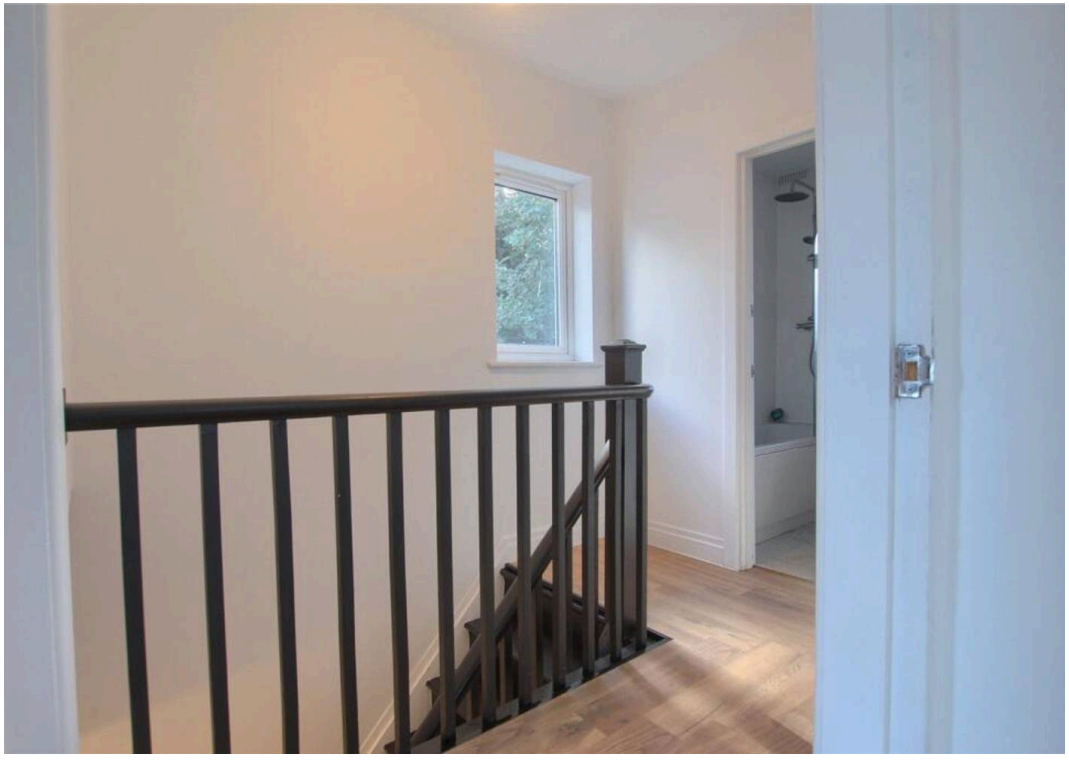
EPC Environmental Impact Rating: D

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.











GROUND FLOOR

Entrance Hall

Lounge - 10' 10" x 10' 10" (3.30m x 3.30m)
With radiator.

Kitchen Diner - 13' 1" x 16' 9" (4.00m x 5.10m)
With white wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink with mixer tap, radiator and French doors to the rear garden.

FIRST FLOOR

Landing

Bedroom One - 10' 10" x 10' 2" (3.30m x 3.10m)
With radiator.

Bedroom Two - 10' 10" x 10' 2" (3.30m x 3.10m)
With radiator and built-in storage cupboard.

Bedroom Three - 7' 7" x 5' 11" (2.30m x 1.80m)
With radiator.

Bathroom - 5' 11" x 5' 7" (1.80m x 1.70m)
Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with overhead shower and loft access.

EXTERNALLY

Parking & Garden
To the front there is parking for two cars (no dropped kerb) and to the rear there is a fence enclosed garden with lawn and patio.







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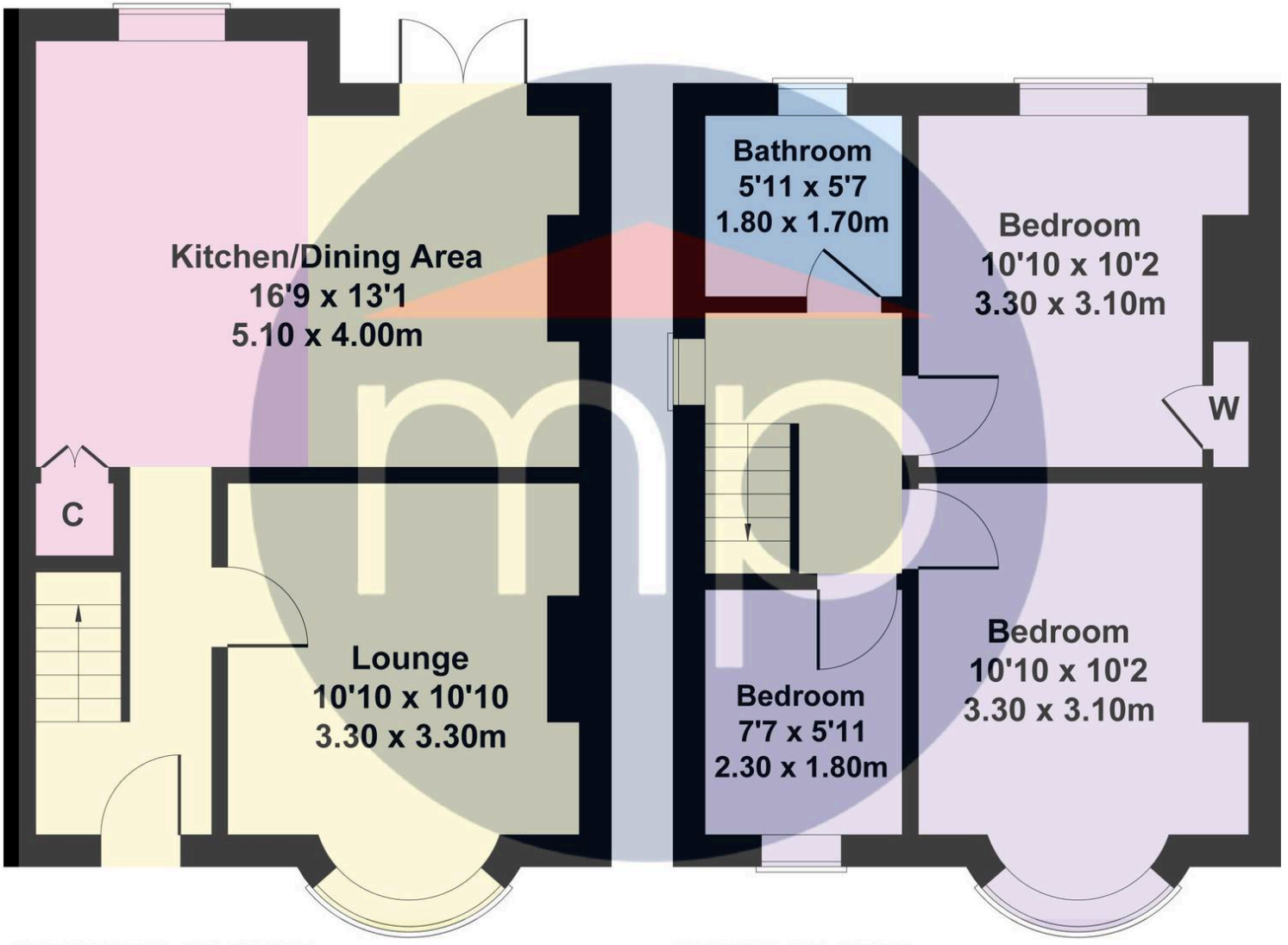
Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025
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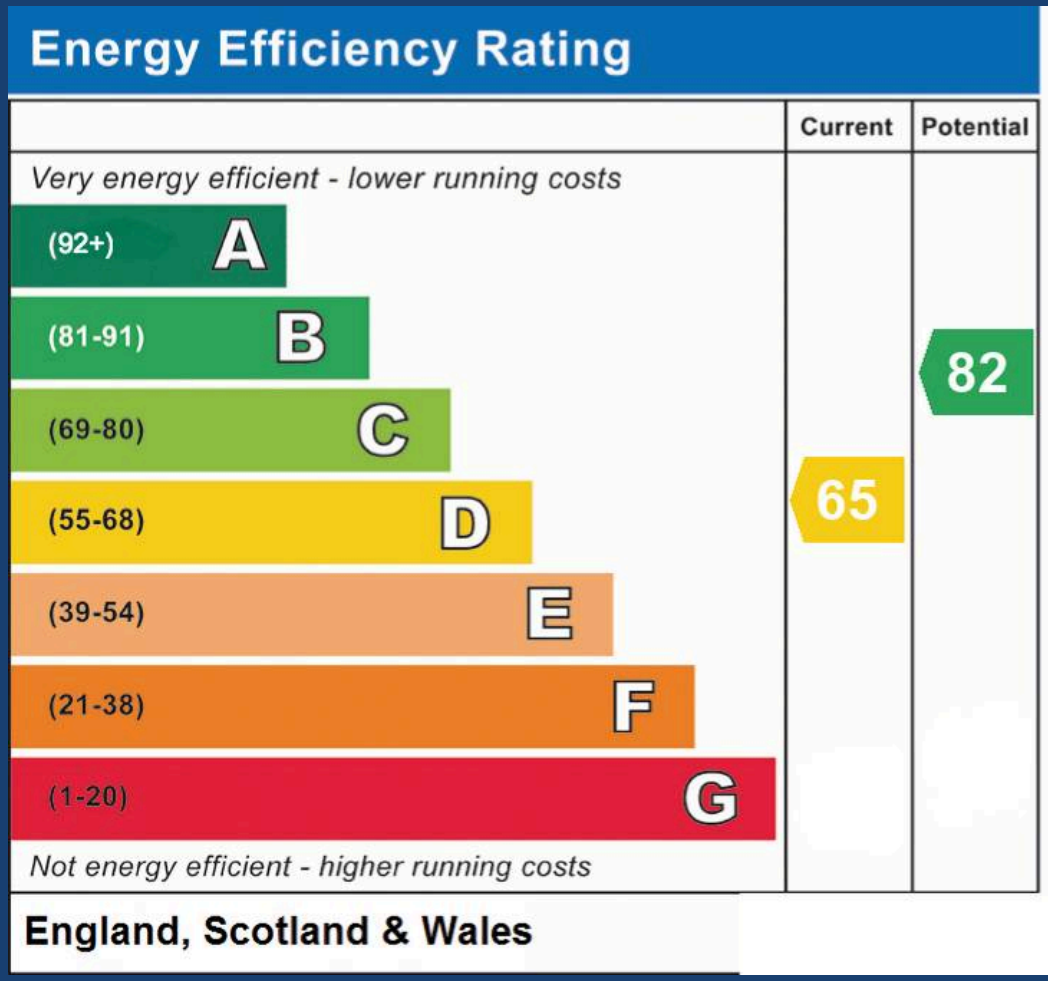

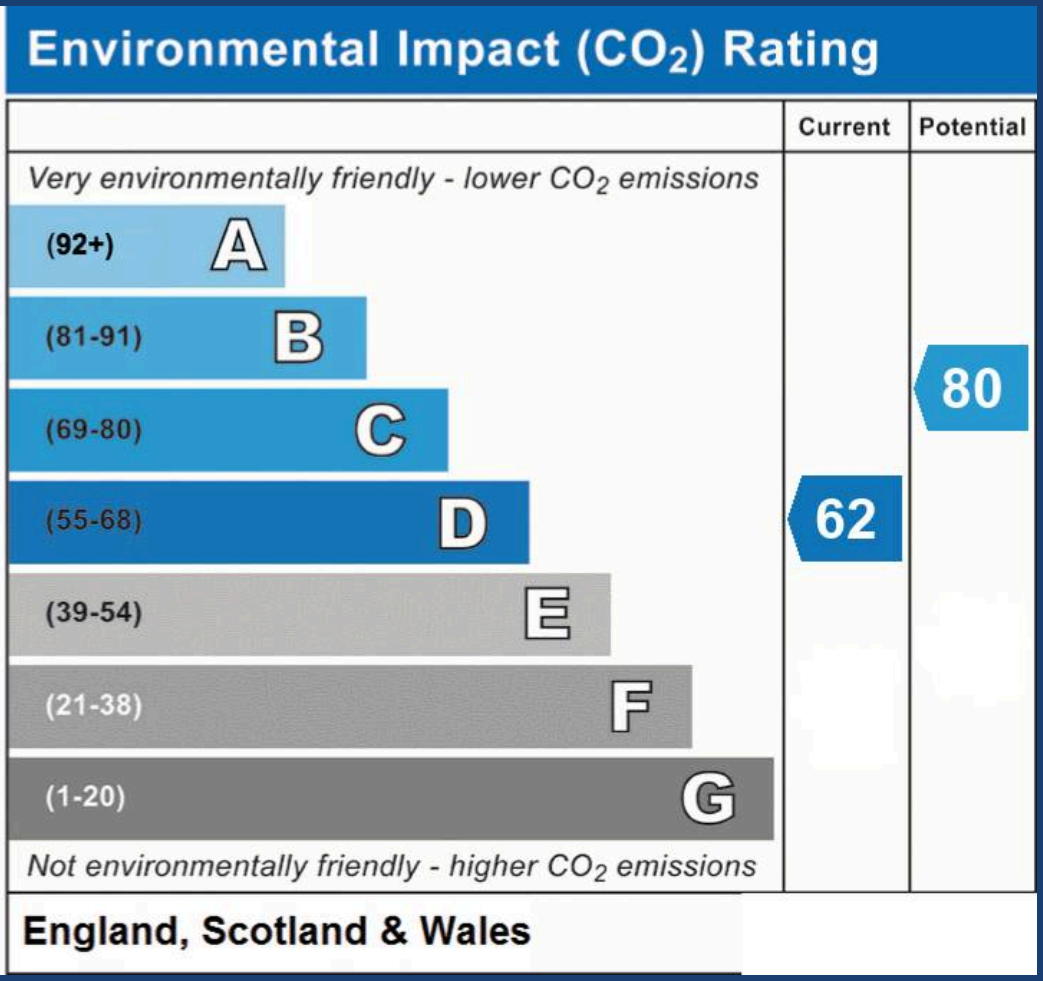

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