



Kingston Avenue, Middlesbrough TS5 7RS

welcome to

Kingston Avenue, Middlesbrough

A beautifully extended three-bedroom semi-detached traditional home, combining charming character with a stylish and contemporary interior.

Entrance Hall

Enter through timber stained glass door into hallway, staircase to first floor, access to downstairs w/c, radiator, UPVC double glazed stained glass window to front.

Lounge/Dining Space

22' 2" x 12' 10" (6.76m x 3.91m)
UPVC double glazed bay window to front with stained glass, radiator, TV point, telephone point, multi fuel log burner, decorative wall panel, radiator, UPVC double glazed patio doors leading to rear garden.

Kitchen/Diner

18' 8" x 11' 4" (5.69m x 3.45m)
Range of base and wall units with complementary work surfaces sink with draining board and mixer tap, separate island, five ring gas hob, extractor fan, UPVC double glazed window to rear, skylights to rear, spotlights to ceiling.

Utility Room

8' 9" x 6' 4" (2.67m x 1.93m)
Additional kitchen space, integral appliances, base and wall units with complementary work surfaces.

Downstairs W/C

Toilet, wash hand basin.

Landing Bedroom 1

13' 9" x 11' 10" (4.19m x 3.61m)
UPVC double glazed bay window to front, radiator.

Bedroom 2

13' 1" x 12' (3.99m x 3.66m)
UPVC double glazed window to rear, radiator.

Bedroom 3

9' 6" x 7' 7" (2.90m x 2.31m)
UPVC double glazed window to front, radiator.

Family Bathroom

Double shower cubicle, wash hand basin with multi taps, bath, toilet, UPVC double glazed window to rear, tiled walls.

Externally Rear Garden

Landscaped garden, patio seating area, decking section, enclosed by timber fencing, turfed garden.

Front Garden

Multiple car driveway leading to garage.

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.





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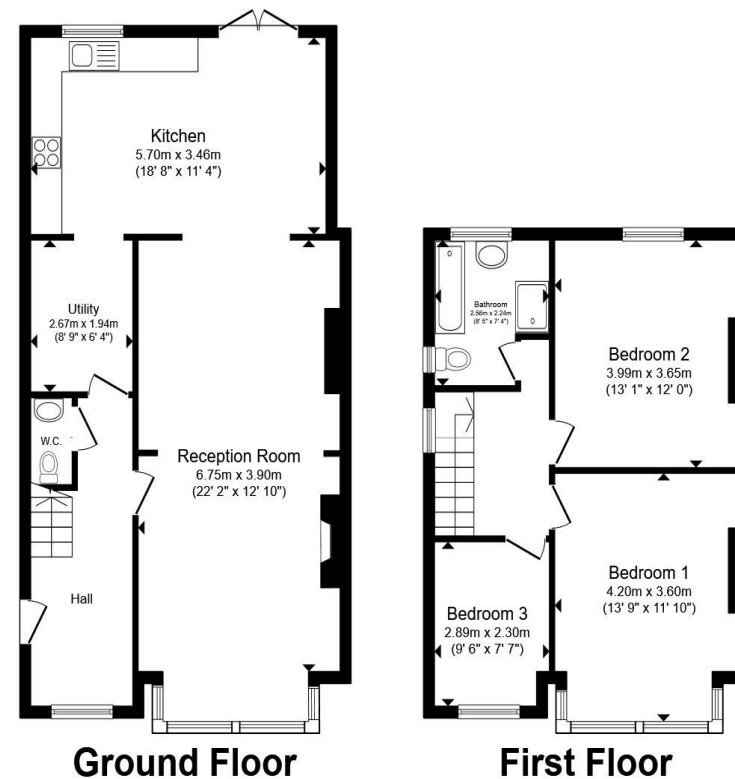
Kingston Avenue, Middlesbrough

- IDEAL FOR FAMILIES & FIRST TIME BUYERS
- SPACIOUS DOWNSTAIRS SPACE
- MODERN KITCHEN
- NEW CARPETS FITTED IN THE PROPERTY
- MULTIPLE CAR DRIVEWAY LEADING TO GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Total floor area 118.2 m² (1,272 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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Property Ref:
MAR112470 - 0003

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