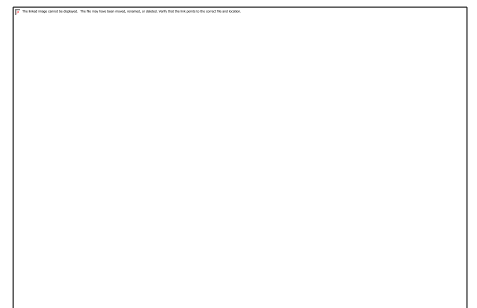
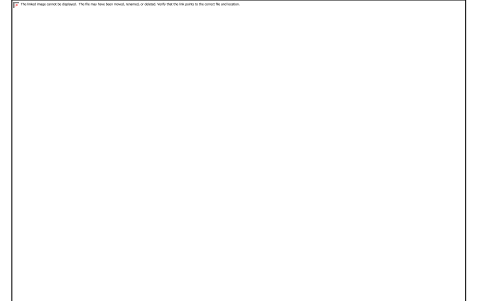
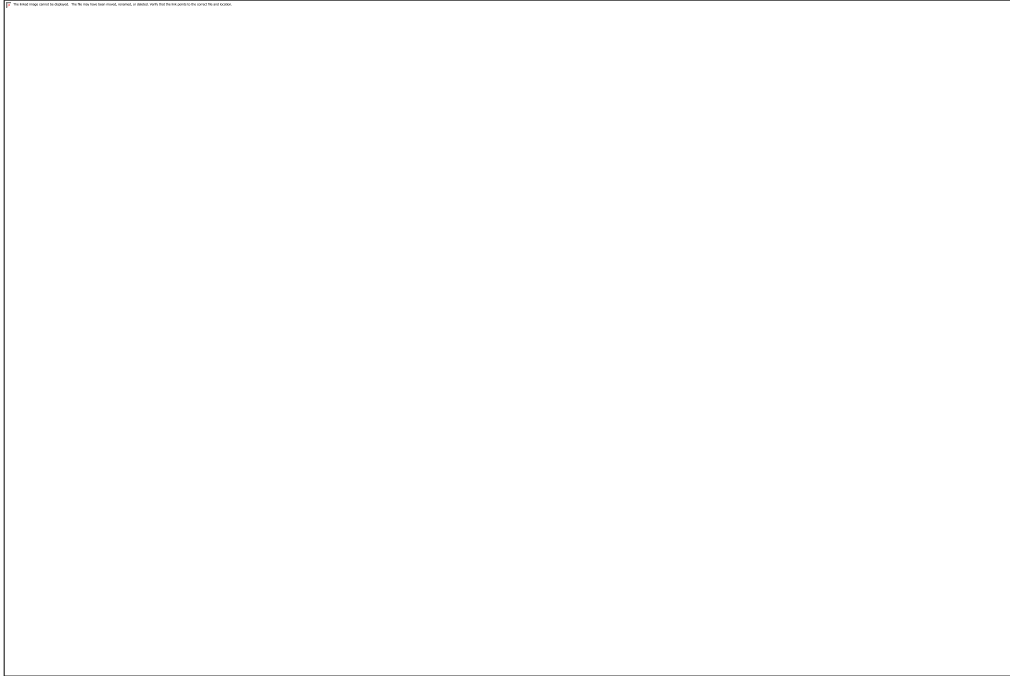
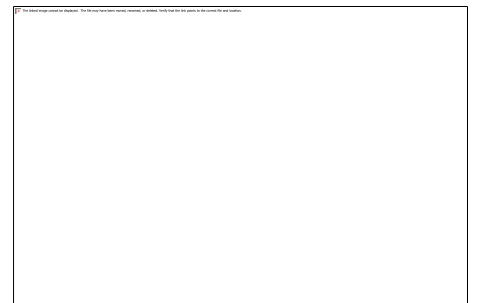
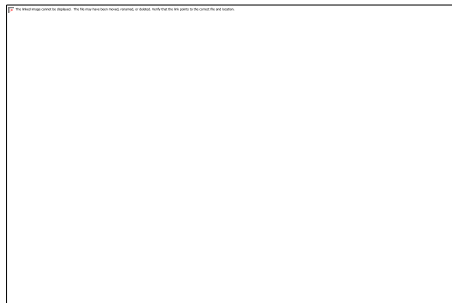
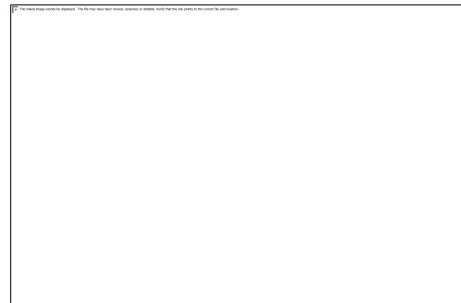
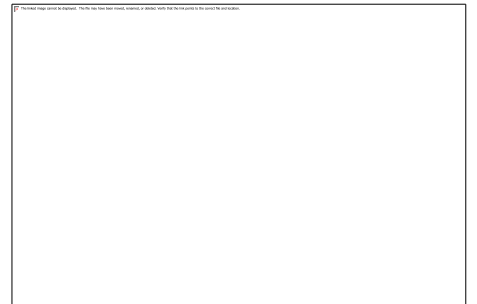


## Property Particulars

[www.thirlwell-estates.co.uk](http://www.thirlwell-estates.co.uk)


### 5 Tranmere Avenue      Monthly Rental Of £725 Town Farm, Middlesbrough, TS3 8NR

This spacious three bedroom terraced house is available with the advantage of no onward chain and benefits from Upvc double glazing and gas central heating. Nicely presented with living accommodation comprising of entrance hall, lounge, kitchen with storage room, three first floor bedrooms and combined bathroom/WC. There are mature gardens laid to lawn with the rear providing a brick built store and external WC.



- Terraced House
- No onward chain
- Gardens front & rear
- 3 bedrooms
- Nicely presented
- Viewing Highly Recommended

# 5 Tranmere Avenue

## Middlesbrough, TS3 8NR

### Ground Floor

#### Entrance Hall

UPVC entrance door, radiator, understairs storage cupboard, staircase to first floor, window to front aspect.

#### Lounge 14' 11" max x 11' 4" (4.54m x 3.45m)

Wall mounted gas fire with back boiler, radiator, window to rear aspect.

#### Kitchen 11' 10" max reducing to 9' 2" x 11' 6" (3.60m x 3.50m)

Range of wall & base units with roll top work surfaces, inset stainless steel sink unit with mixer tap over, plumbing for auto washer, tiled splashbacks, double radiator, window to front aspect.

#### Storage 9' 2" x 5' 8" (2.79m x 1.73m)

Window & door to rear.

### First Floor Landing

Access to roof void, window to front aspect.

#### Bedroom One 10' 11" max reducing to 8' 3" x 14' 7" (3.32m x 4.44m)

Built in storage cupboard, radiator, window to rear aspect.

#### Bedroom Two 11' 0" x 10' 8" (3.35m x 3.25m)

Radiator, window to rear aspect.

#### Bedroom Three 11' 0" x 6' 8" (3.35m x 2.03m)

Radiator, window to front aspect.

### Bathroom

Coloured three piece suite comprising; panelled bath, pedestal wash hand basin, low level w/c, tiled splashbacks, radiator, window to rear aspect.

### Externally

Front garden mainly laid to lawn & privet hedge, shared alley to rear. Mature rear garden mainly laid to lawn & mature shrubs, paved patio area, brick built store & brick built external w/c.

These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



Partners: Wendy Clarke, Nicola Munro MNAEA

# 5 Tranmere Avenue Middlesbrough, TS3 8NR

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