



**Matford Avenue  
Middlesbrough, TS3 9AZ**

Guide Price £120,000

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## MAIN FEATURES:

- Well Presented End of Terrace House
- Fitted Kitchen/Diner
- Lounge & Separate Dining Room/Bedroom Four
- Three Bedrooms & Family Shower Room/WC
- Good Size Rear Garden
- No Forward Chain

Located on the ever-popular Matford Avenue, this well presented end of terrace house offers spacious and versatile accommodation, ideal for families and first-time buyers alike. Offered to the market with no forward chain, the property is ready for a smooth and straightforward purchase. Internally, the home features a bright and welcoming lounge, along with a kitchen/breakfast room providing ample space for everyday family living. A separate dining room offers flexibility and could easily be utilised as a fourth bedroom, home office or playroom to suit your needs. To the first floor are three well-proportioned bedrooms and a modern shower room/WC, finished to a good standard. Externally, the property benefits from good size front and rear gardens, perfect for children, pets or outdoor entertaining. The rear garden also enjoys the advantage of rear access, adding further convenience. Matford Avenue is well placed for local shops, schools and everyday amenities, with excellent transport links providing easy access to Middlesbrough town centre and surrounding areas. This is a fantastic opportunity to acquire a spacious

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

**[www.getanoffer.co.uk](http://www.getanoffer.co.uk)**

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**Viewings: By appointment.**

**For further information contact us:**

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**We're Open:**

**8am – 8pm 7 days a week**

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