



15 Downham Avenue

, Middlesbrough, TS3 7EY

£99,950



Igomove this place to present this well-presented 2/3 bedroom semi-detached property in Park End, Middlesbrough, offering versatile accommodation arranged over two floors, together with a converted loft room providing excellent additional space.



Upon entering, the welcoming hallway provides access to the spacious lounge/diner, creating a natural hub for everyday living and entertaining. The reception room offers plenty of space for both comfortable seating and dining, with a feature media wall incorporating an electric fire providing an attractive focal point.

From the lounge/diner, you can access the kitchen positioned towards the rear of the property. Fitted with a range of wall and base units, contrasting work surfaces and practical flooring, the kitchen also benefits from a door providing access to the side passage which in turn leads out into the rear garden.

To the first floor, the landing leads to two bedrooms, the family bathroom and useful storage. The main bedroom offers excellent proportions and fitted storage, while the second bedroom provides a versatile space suitable for a child, guest or home office.

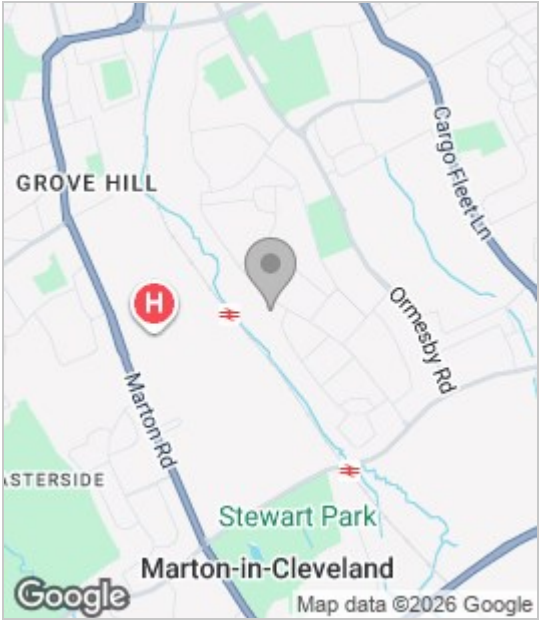
The family bathroom features a bath with overhead shower, wash basin and WC, with tiled finishes completing the room.

The property also benefits from a converted loft room, accessed via a loft hatch from the first-floor landing. Currently utilised as an additional bedroom, this versatile space includes useful eaves storage and gives the property the flexibility to work particularly well as a 2/3 bedroom home, depending on the buyer's requirements.

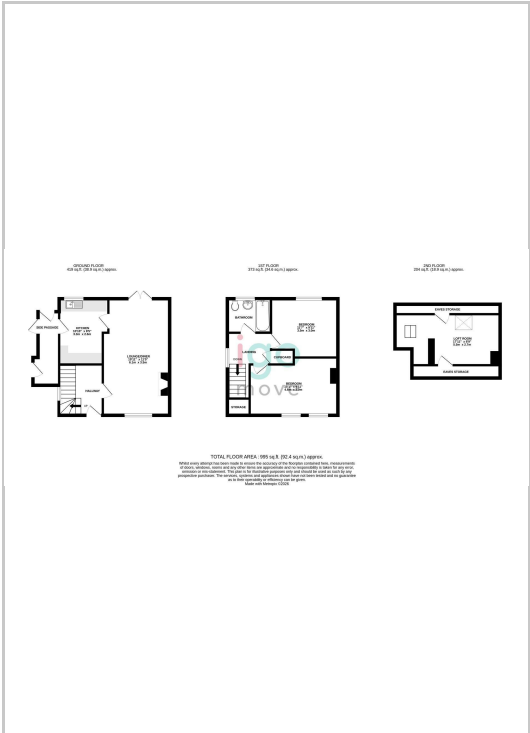
Externally, there are front and rear gardens, with the generous enclosed rear garden providing an excellent outdoor space for families, entertaining or simply enjoying the warmer months.

Situated in Park End, Middlesbrough, the property is well placed for local amenities, schools, transport links and access to the wider surrounding area. Make it your own and book your viewing today. Igomove are open 7 days a week.

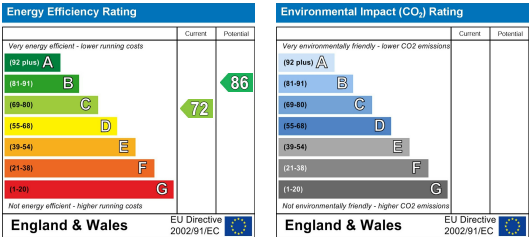
Area Map



Floor Plan



Energy Efficiency Graph



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