

Easby Avenue, TS5 7NX
3 Bed - House - Semi-Detached
£250,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: C

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Easby Avenue
, Middlesbrough, TS5 7NX



Nestled on the desirable Easby Avenue in Middlesbrough, this stunning three-bedroom semi-detached house is a true gem, set on an impressive corner plot. The current owners have made significant improvements over the years, enhancing both the aesthetic and functionality of the property.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs WC. The separate dining room offers an ideal space for family meals or entertaining guests. The heart of the home is undoubtedly the modern open-plan kitchen and breakfast area, which boasts contemporary fittings and flows seamlessly into a walk-in pantry or utility space. Adjacent to this is a separate living area, where large doors open out to the garden, creating a perfect indoor-outdoor living experience.



Venturing to the first floor, you will find three well-proportioned bedrooms, each offering ample natural light and space. The modern bathroom suite is a highlight, featuring a luxurious four-piece setup, including a bath and walk-in shower. There is also access from the landing to a fully boarded loft space via fixed staircase.

Externally, the property benefits from a driveway at the front for up to 3 cars , providing off-road parking for your convenience. The rear garden is a standout feature, wrapping around the property and offering a larger-than-average space that is fully paved and laid to artificial turf for low maintenance. This outdoor area creates multiple seating options, ideal for enjoying sunny days or hosting gatherings. Additionally, there is access to a single detached garage, currently utilised as a bar, adding a unique touch to this delightful home (please note that the hot tub will not be included).

This property is perfect for families or anyone seeking a spacious and stylish home in a sought-after location. Do not miss the opportunity to make this wonderful house your new home.







































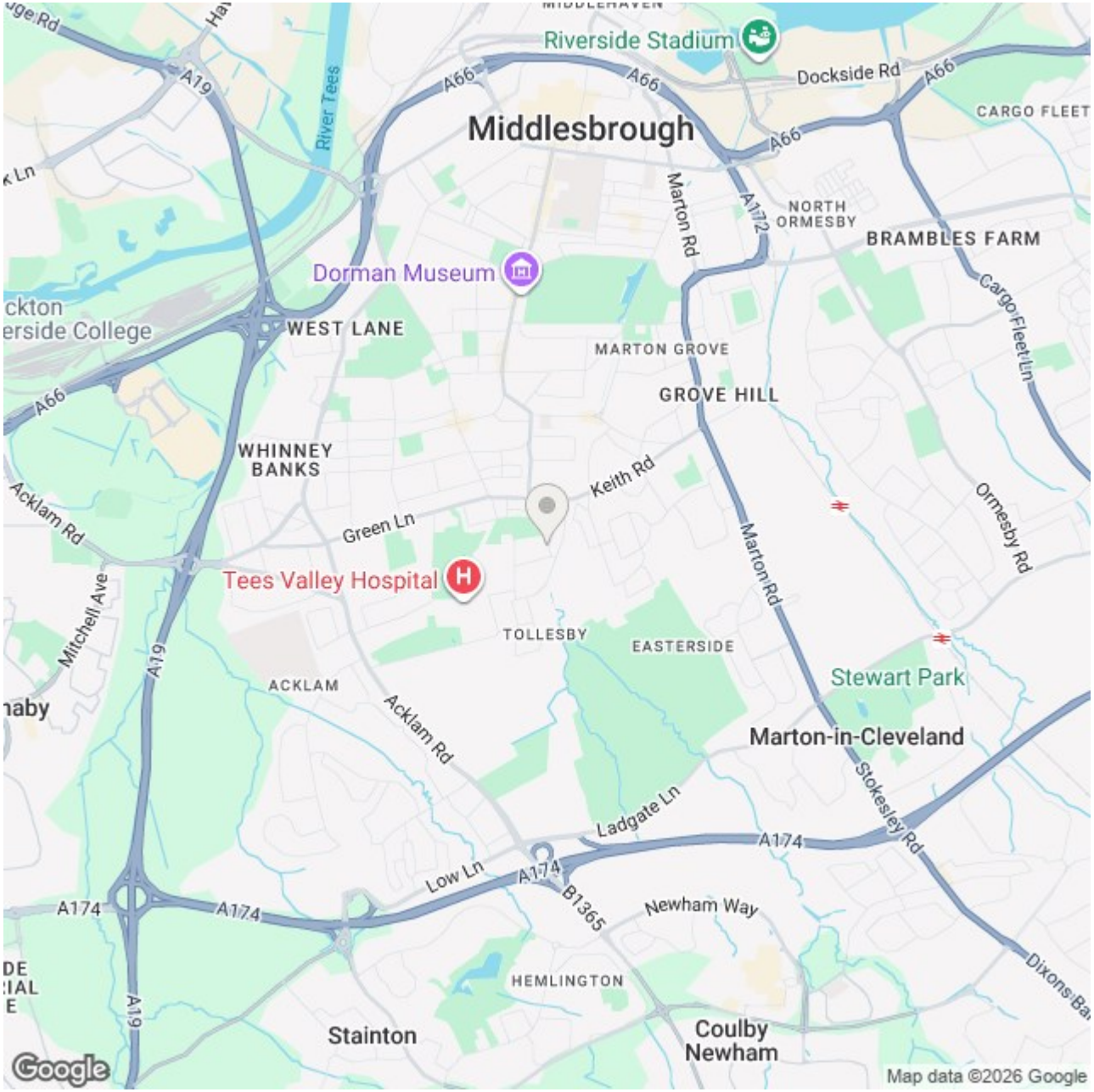
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Dockside Rd
A66
A19
River Tees
Middlesbrough
CARGO FLEET
Marton Rd
A172
NORTH ORMESBY
BRAMBLES FARM
Dorman Museum
Cargo Fleet Ln
WEST LANE
MARTON GROVE
GROVE HILL
WHINNEY BANKS
Keith Rd
Acklam Rd
Green Ln
Ormesby Rd
Tees Valley Hospital
Mitchell Ave
TOLLESBY
EASTERSIDE
ACKLAM
Stewart Park
Marton-in-Cleveland
Stokesley Rd
Ladgate Ln
A174
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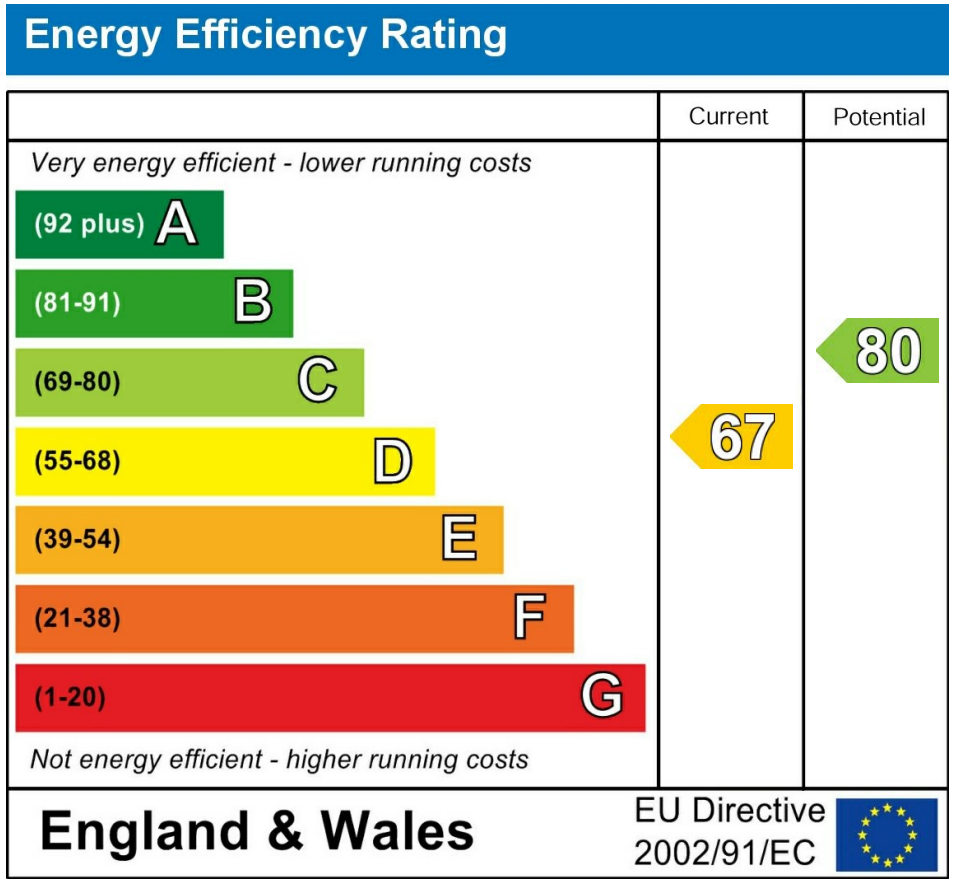
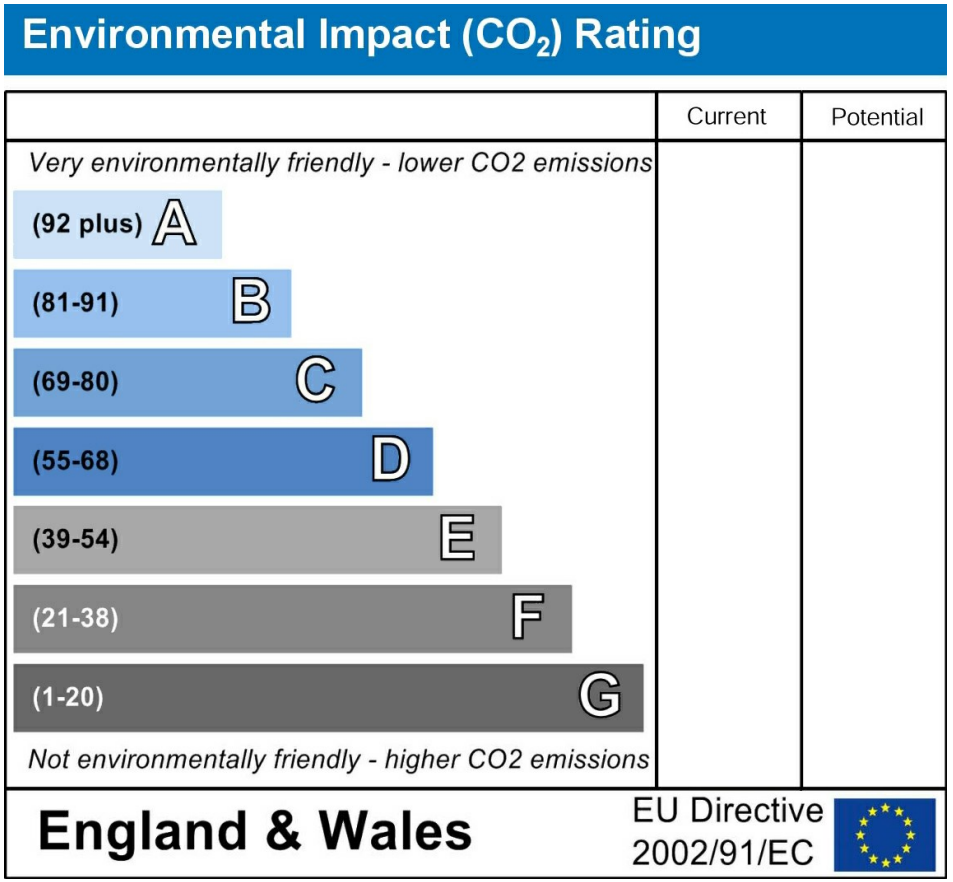
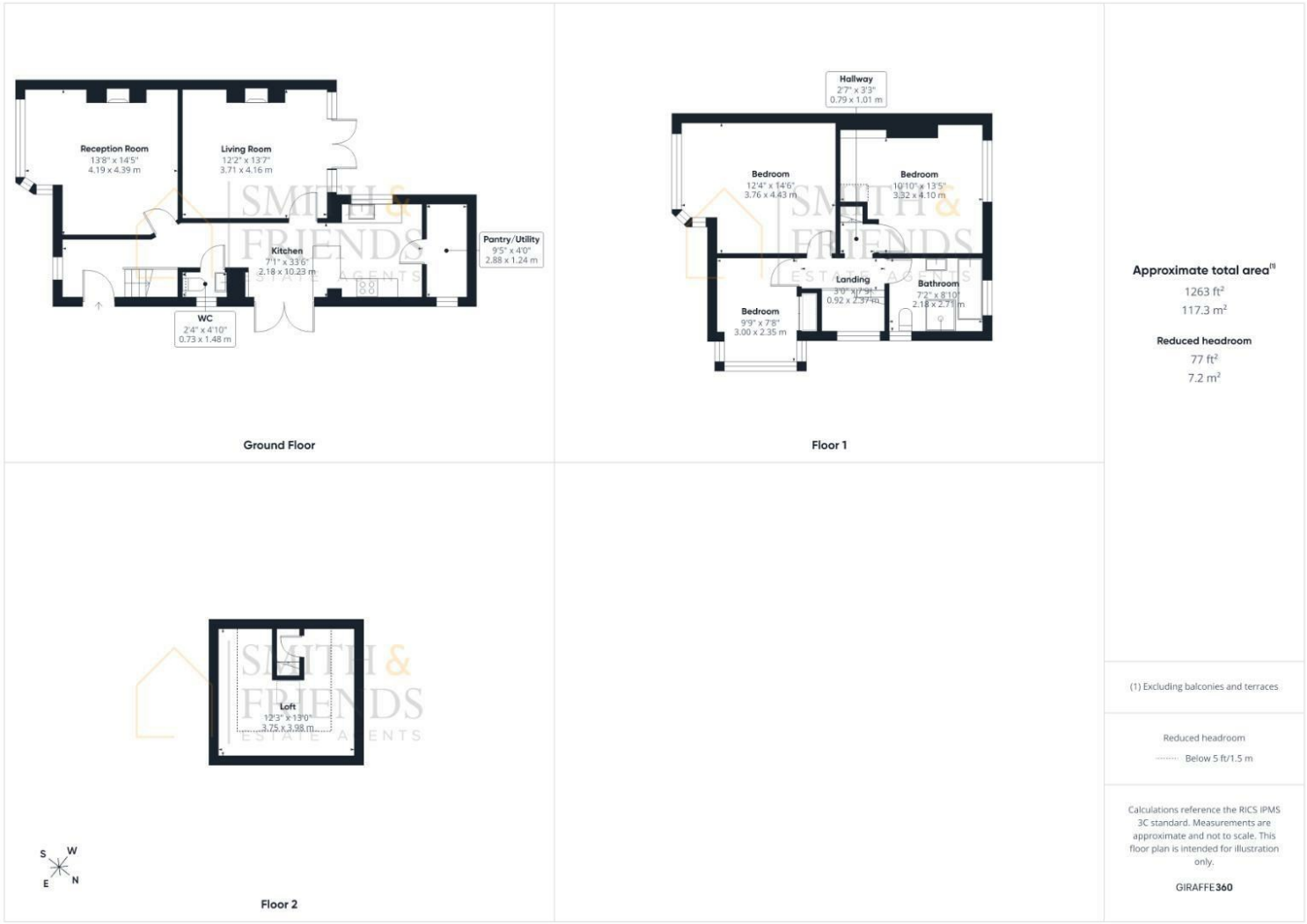

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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