Brookfield Avenue, TS5 8HA
4 Bed - House - Detached
Offers Over £300,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: E

SMITH & FRIENDS
ESTATE AGENTS

Brookfield Avenue
Middlesbrough TS5 8HA

Smith & Friends are delighted to offer to the market this beautifully presented four bedroom detached home built by Miller Homes situated on a lovely development in the TS5 area and within easy access to local amenities and motorway links. The attractive living accommodation briefly comprises; entrance hallway, living room with bay window to the front aspect, a stunning well-equipped open plan kitchen/diner with a range of modern high gloss units with access to the garden.
The integral single garage has been converted currently used as a play room with 1/3 still garage, perfect for storage. To the first floor are four bedrooms, the master bedroom has an en-suite shower room and a master bathroom/WC. Externally to the front is a low maintenance garden and a double width paved driveway. To the rear is a good size garden which is mainly laid to lawn with patio area. Viewings come highly recommended to fully appreciate.

Hotpoint

plane
One TED FALLS OUT OF BED

Ground Floor

Floor 1

Approximate total area(1)

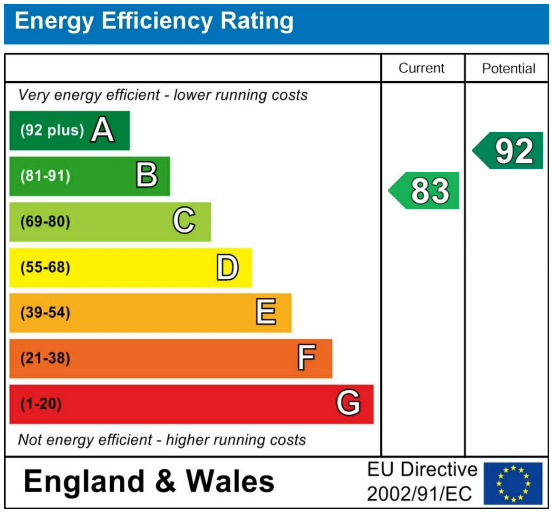
1221 ft²

113.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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