



Extended Traditional Semi-Detached Home – Prime Linthorpe Location

This spacious and versatile property offers an ideal opportunity for a growing family, with excellent potential to extend, reconfigure and modernise to suit your lifestyle needs.

Set over three floors, the accommodation briefly comprises: a sitting room, living/dining room, kitchen breakfast room, three double bedrooms, a modern family bathroom to the first floor, and a 19ft loft room/fourth bedroom on the second floor.

The home is well-presented throughout and benefits from GCH and uPVC double glazing throughout . and a fully fitted modern kitchen complete with contrasting worktops and integrated appliances. Externally, there is a block-paved front and side garden providing parking for up to three vehicles, along with a private, low-maintenance rear garden.

Located in the highly sought-after area of Linthorpe, this property enjoys excellent access to local schools, shops, amenities and leisure facilities. Commuters will also benefit from convenient links to the A19 and A66, as well as public transport connections by bus and train, with Durham Tees Valley Airport nearby. James Cook Hospital, Teesside University and Linthorpe Village are all within easy walking distance.

The Avenue, Middlesbrough, TS5 6RT

4 Bed - House - Semi-Detached

Asking Price £265,000

EPC Rating: E

Council Tax Band: C

Tenure: Freehold



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ESTATE AGENTS

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GROUND FLOOR

DINING ROOM
15'5 x 13' (4.70m x 3.96m)

KITCHEN
14'7 x 10'10 (4.45m x 3.30m)

SITTING ROOM
15'8 x 9'8 (4.78m x 2.95m)

FIRST FLOOR

BEDROOM 1 (FRONT)
14'3 x 7'2 (4.34m x 2.18m)

BEDROOM 2 (REAR)
9'4 x 8'3 (2.84m x 2.51m)

BEDROOM 3 (REAR)
19'9 x 6'6 (6.02m x 1.98m)

FAMILY BATHROOM

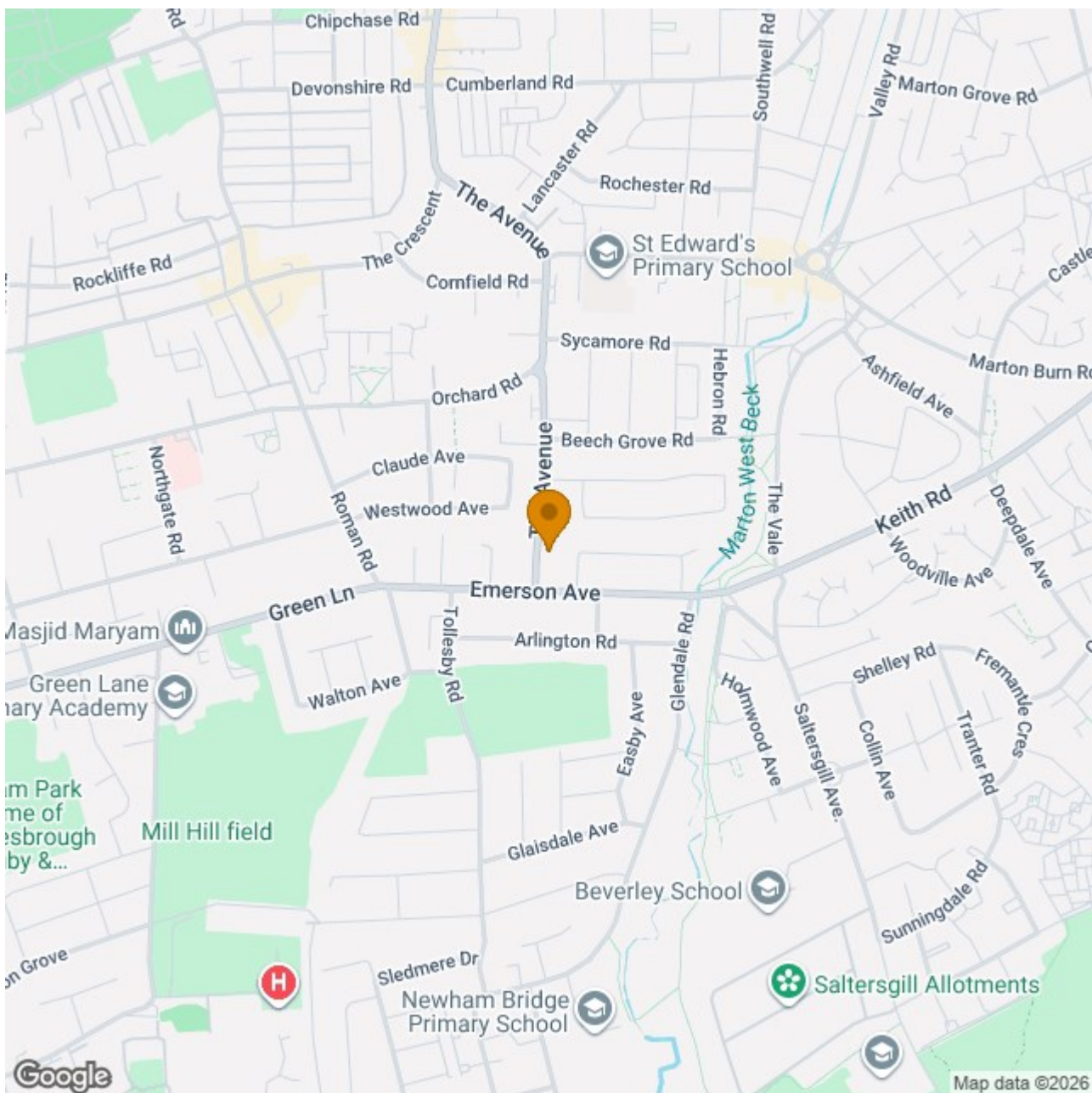
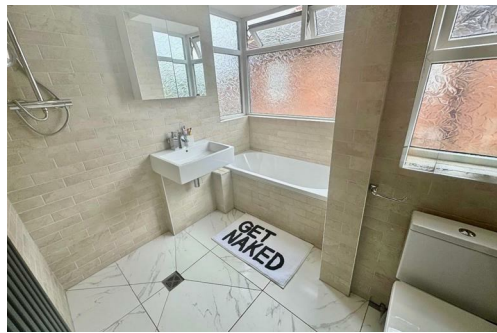
SECOND FLOOR

BEDROOM 4
18'11 x 8'11 (5.77m x 2.72m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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