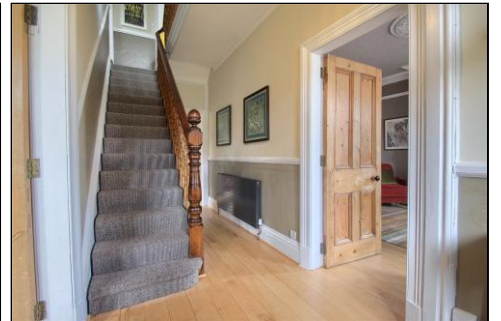


THE AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 6SB



- ▲ Charming Four Bedroom Detached Family Home
- ▲ This Home Can Only Be Fully Appreciated by Viewing It
- ▲ New Baxi Combi Boiler, Brand New Roof, New Kitchen, Internal Insulation & New Shower Room All in Recent Years
- ▲ Three Good Sized Reception Rooms
- ▲ Stained Glass Windows
- ▲ Original Fireplaces
- ▲ Lovely Characterful Features Included
- ▲ Ample Off Street Parking & Single Garage

£379,950

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A stunning four bedroom detached family home sitting on a large plot! The amount of character this home has can only be fully appreciated by viewing it.

It has had a lot of work done over the last few years. Important work worth noting includes brand new roof in recent years, several windows replaced, new kitchen in the last couple of years, modern Baxi combi boiler installed in the last few years, internal insulation and a brand new shower room.

Notable features include ample off street parking and single garage, large fairly private rear/side garden, three good sized reception rooms, gorgeous hallway, original fireplaces and some lovely characterful features included, bathroom with roll top bath and separate WC, four good sized bedrooms and stained glass windows. A very nice and bright home.

The property comprises entrance hall, lounge, dining room, breakfast room, kitchen and ground floor shower room with WC. On the first floor there are four good sized bedrooms and a bathroom with a separate WC. Externally there is a lovely front garden with ample off street parking on a concrete print driveway with access to the garage and to the rear there is a very nice sunny garden which is of a great size!

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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GROUND FLOOR

ENTRANCE HALL - With solid hardwood entrance door, staircase to the first floor, radiator, patterned tiled flooring and engineered oak flooring.

LOUNGE - With fire in surround, radiator and engineered oak flooring.

DINING ROOM - With two radiator and engineered oak flooring.

BREAKFAST ROOM - With radiator and storage cupboard.

KITCHEN - With matt green wall, drawer, and floor units and woodgrain effect shaker wall and floor units, granite worktop, one and a half bowl sink unit, space for freestanding SMEG cooker, white splashback tiles and stainless steel extractor fan, integrated fridge freezer and dishwasher, space for washing machine and dryer, tiled flooring, door to the rear garden and spotlights in the ceiling.

SHOWER ROOM - With close coupled WC, vanity wash hand basin, walk-in corner shower, chrome towel radiator, tiled walls and floor, spotlights in the ceiling and extractor fan.

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FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

WC - With close coupled WC.

BATHROOM - With vanity wash hand basin, freestanding roll top bath, chrome towel radiator and tiled walls.

EXTERNALLY

PARKING, GARAGE & GARDEN - To the front there is off street parking for multiple cars on a concrete print driveway leading to the single garage and to the rear there is a brick wall enclosed garden with large patio area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260273/22062026

Council Tax Band: E **Tenure:** Freehold

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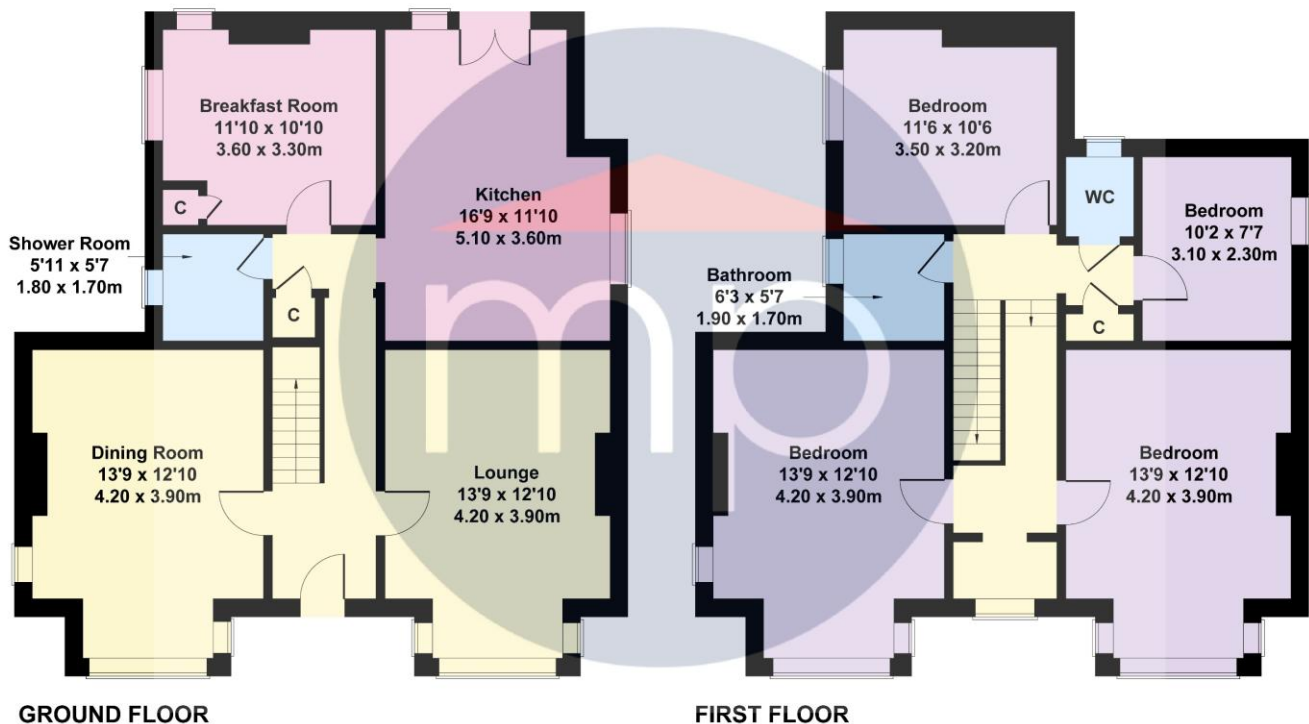


THE AVENUE, TS5 6SB



60 The Avenue

Approximate Gross Internal Area
1744 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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