Easby Avenue, Middlesbrough, TS5 7NS
3 Bed - House - Semi-Detached
Offers Over £215,000

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

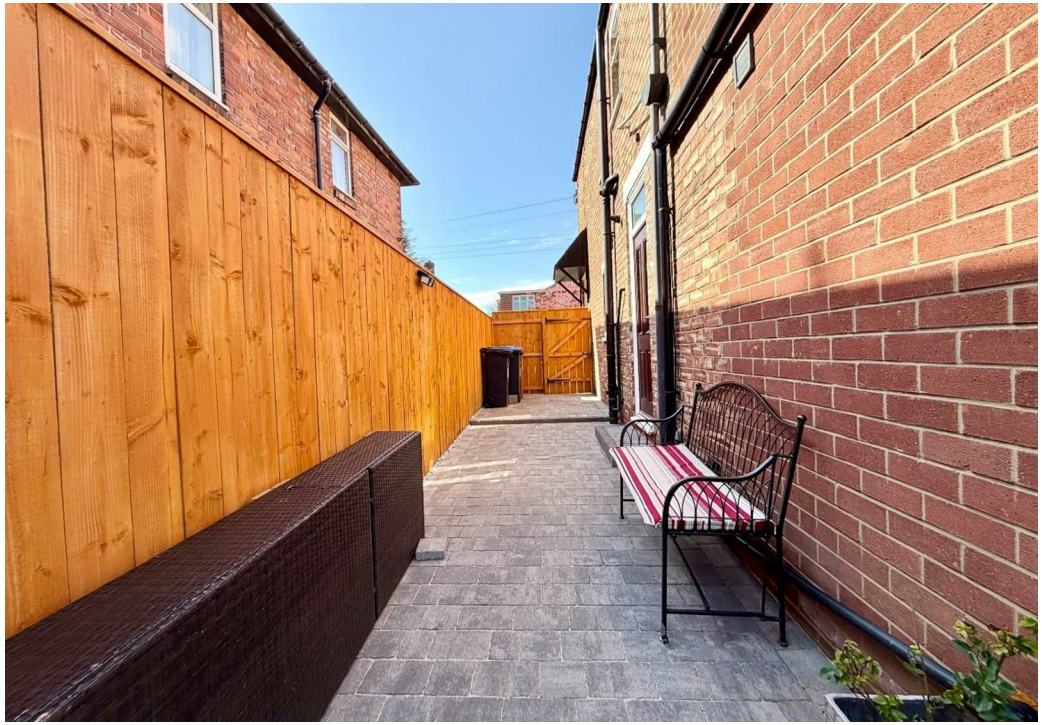
SMITH & FRIENDS
ESTATE AGENTS

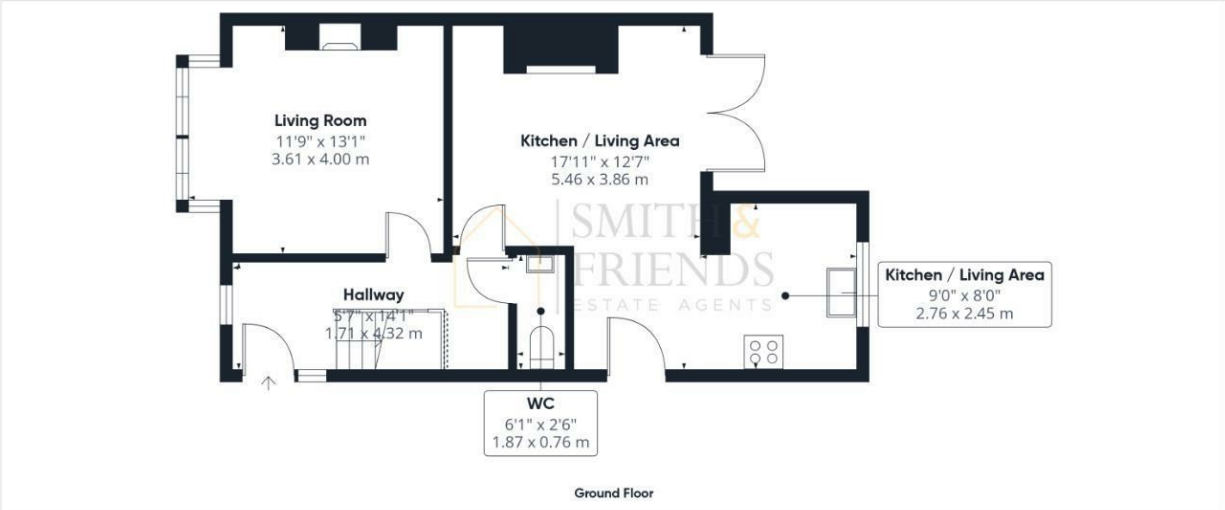
HAPPIES

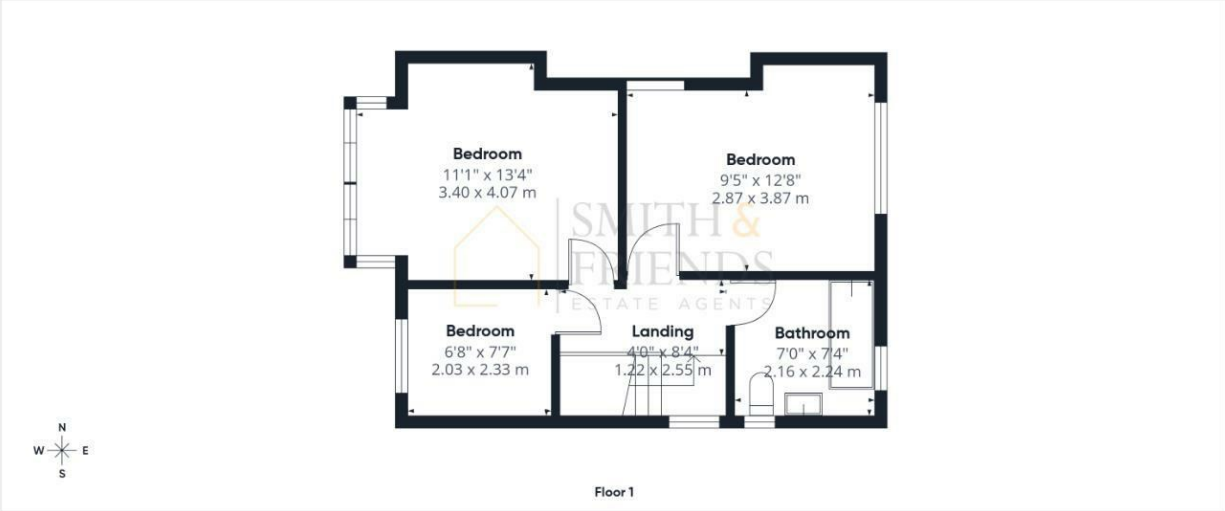
Love

Easby Avenue, TS5 7NS

Smith & Friends are delighted to offer for sale this spectacular three bedroom semi detached property which has been recently improved via the current owner to a high standard. Benefits include, new front door, side door and patio doors, newly fitted kitchen with built-in appliances, new downstairs WC, new internal doors and skirting boards throughout, full central heating with new boiler and radiators, shutters/ blinds throughout, new carpets throughout the first floor and AMTICO flooring throughout the ground floor. The spacious living accommodation briefly comprises; entrance hallway, front reception room with cast iron electric stove, downstairs WC, rear reception room with media wall and doors opening to the garden leading to the fantastic kitchen/breakfast area. To the first floor landing are three bedrooms and a bathroom with a re fitted suite. There is also the benefit of a part boarded loft with dropdown ladder access. Externally to the front the drive has been block paved with new fenced boundaries surrounding the property. To the rear is a beautifully presented, low maintainance garden which is mainly laid to artificial grass with a Porcelain tiled patio and composite decking, the perfect space for socialising or entertaining in the summer. The property has the added bonus of a converted garage which has been boarded and plastered, has a double glazed window, patio doors and a rear access door, full electrics including external electric point and laminate flooring. Viewings come highly recommended to fully appreciate this lovely home which would suit a variety of buyers. The home is also conveniently located within easy reach to local schools, shops and James Cook Hospital.







Approximate total area(1)
888 ft²
82.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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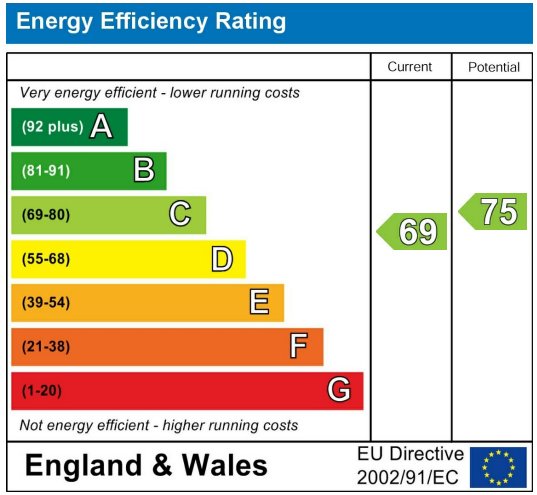

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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