



## 25 Ashford Avenue

, Middlesbrough, TS5 4QL

£850 PCM



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## Entrance

The property is entered via a welcoming entrance hall that provides access to the ground floor accommodation and staircase leading to the first floor. The space offers a practical layout and sets the tone for the well-presented interior found throughout the home.

## Reception Room

The living room is a bright and spacious reception room featuring a large bay window to the front elevation which allows plenty of natural light to fill the space. Finished with modern décor and soft carpeting, the room offers a comfortable area ideal for relaxing or entertaining.

## Reception Room Two

Situated to the rear of the property, the second reception room provides a versatile space that can be used as a formal dining room, family room, or additional living area. With a pleasant outlook towards the rear garden, the room is well proportioned and benefits from neutral decoration and modern flooring.

## Kitchen

The kitchen is fitted with a range of contemporary wall and base units with

contrasting work surfaces. It includes an integrated oven, hob and extractor, along with space for additional appliances. A large window overlooks the rear garden, creating a light and practical cooking space with access to the rear of the property.

## Landing

The first-floor landing provides access to all bedrooms and the family bathroom. The layout offers a natural flow between rooms and maintains the property's bright and airy feel.

## Bedroom One

The main bedroom is a generous double room positioned at the front of the property, featuring a large bay window which enhances the sense of space and light. The room provides ample space for bedroom furniture and continues the property's modern, neutral finish.

## Bedroom Two

Bedroom two is another well-sized double bedroom overlooking the rear garden. The room offers comfortable accommodation with space for wardrobes and additional furnishings, making it ideal as a second bedroom or guest room.

### Bedroom Three

The third bedroom is a good-sized single room, suitable as a child's bedroom, home office, or study. It benefits from natural light and neutral décor, making it a flexible space depending on the buyer's needs.

### Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, pedestal wash basin and WC. Finished with contemporary tiling and flooring, the bathroom provides a clean and functional space.

### Rear Garden

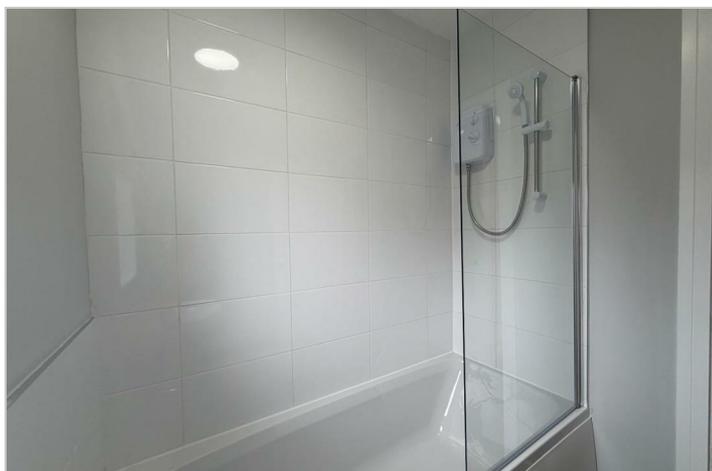
To the rear of the property is a substantial garden mainly laid to lawn with fenced boundaries, offering excellent outdoor space ideal for families, entertaining, or future landscaping. The garden also features a

mature tree and patio area, providing both character and practicality.

### Front Exterior & Driveway

#### Front Garden/Driveway

To the front of the property is a low-maintenance gravel garden with a driveway to the side providing off-road parking and access to the rear. The property is set behind a brick boundary wall, giving it an attractive street presence.



## Road Map



## Hybrid Map



## Terrain Map



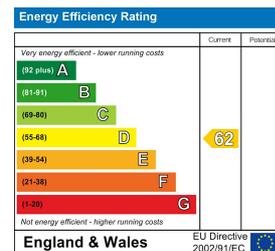
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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