



**Trimdon Avenue
Middlesbrough, TS5 8SA**

Guide Price £175,000

GAO
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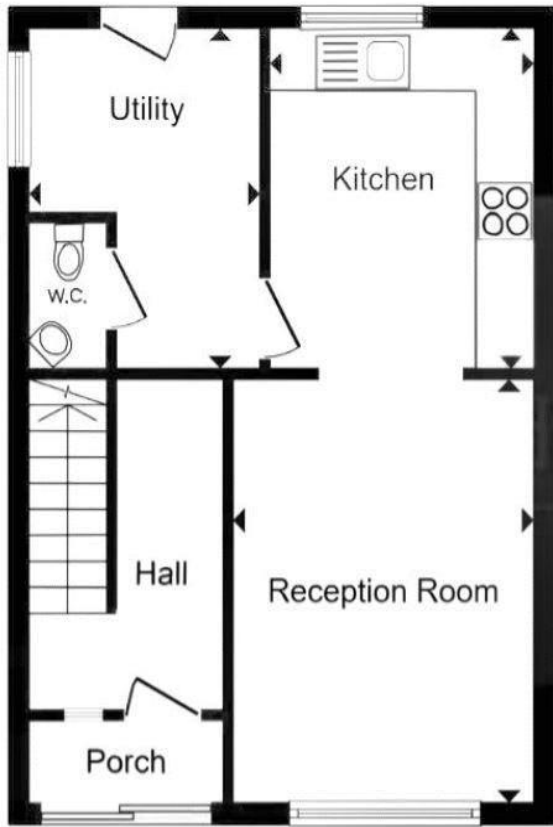


MAIN FEATURES:

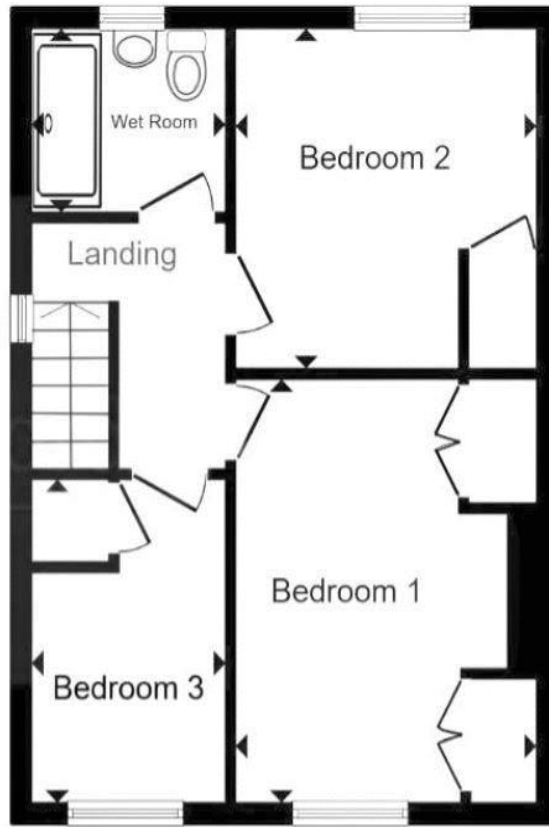
- Beautifully Presented Semi Detached House with Entrance Porch
- Modern Kitchen/Diner & Separate Utility Room
- Lounge
- Three Good Size Bedrooms
- Modern Shower Room/WC
- Well Maintained Rear Garden
- Off Road Parking & Garage

Situated on the ever-popular Trimdon Avenue, this beautifully presented semi-detached home offers stylish, ready-to-move-into accommodation ideal for families and first-time buyers alike. The property welcomes you via a practical entrance porch, leading into a bright and comfortable lounge. To the rear, a modern kitchen/diner provides the perfect space for both everyday living and entertaining, complemented by a separate utility room for added convenience. Upstairs, there are three good-sized bedrooms, all tastefully decorated, along with a contemporary shower room/WC finished to a high standard. Externally, the home benefits from a well-maintained rear garden, ideal for relaxing or outdoor dining, while off-road parking and a garage add valuable practicality.

Trimdon Avenue is located within a sought-after area of Middlesbrough, offering excellent access to local shops, schools, and amenities. The area is well-served by transport links, making commuting straightforward, while nearby green spaces and parks provide great options for leisure and family outings. A superb home in a convenient and desirable location—early viewing is highly recommended.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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