



Park Avenue
Middlesbrough



Offers Over £160,000



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This beautifully presented three bedroom semi detached home offers an excellent opportunity for buyers seeking a modernised property with no onward chain. Set in a sought after residential location, the house has been thoughtfully updated throughout and is ready for immediate occupation. Upon entering, you are welcomed by a bright entrance hall that leads into a spacious lounge featuring a charming bay window, creating a light and airy living space. The separate dining room provides an ideal setting for family meals or entertaining, while the contemporary fitted kitchen is equipped with integrated appliances, offering both style and practicality. Upstairs, the landing gives access to three generously sized bedrooms, each providing ample space for furnishings and storage. The modern bathroom is finished to a high standard, complementing the overall quality of the home. Additional benefits include UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year. A driveway to the front of the property offers convenient off street parking for multiple vehicles. This property is perfect for families or first time buyers looking for a stylish and low maintenance home in a popular area, with local amenities, schools, and transport links all within easy reach.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



Entrance Hall

14' 4" x 6' 4" (4.38m x 1.94m)

Lounge

13' 0" x 11' 9" (3.95m x 3.58m)

Dining Room

18' 3" x 13' 0" (5.55m x 3.95m)

Kitchen

14' 0" x 8' 0" (4.27m x 2.43m)

Landing

Bathroom

6' 4" x 6' 2" (1.94m x 1.89m)

Bedroom 1

13' 0" x 11' 9" (3.96m x 3.58m)

Bedroom 2

11' 9" x 11' 0" (3.58m x 3.36m)

Bedroom 3

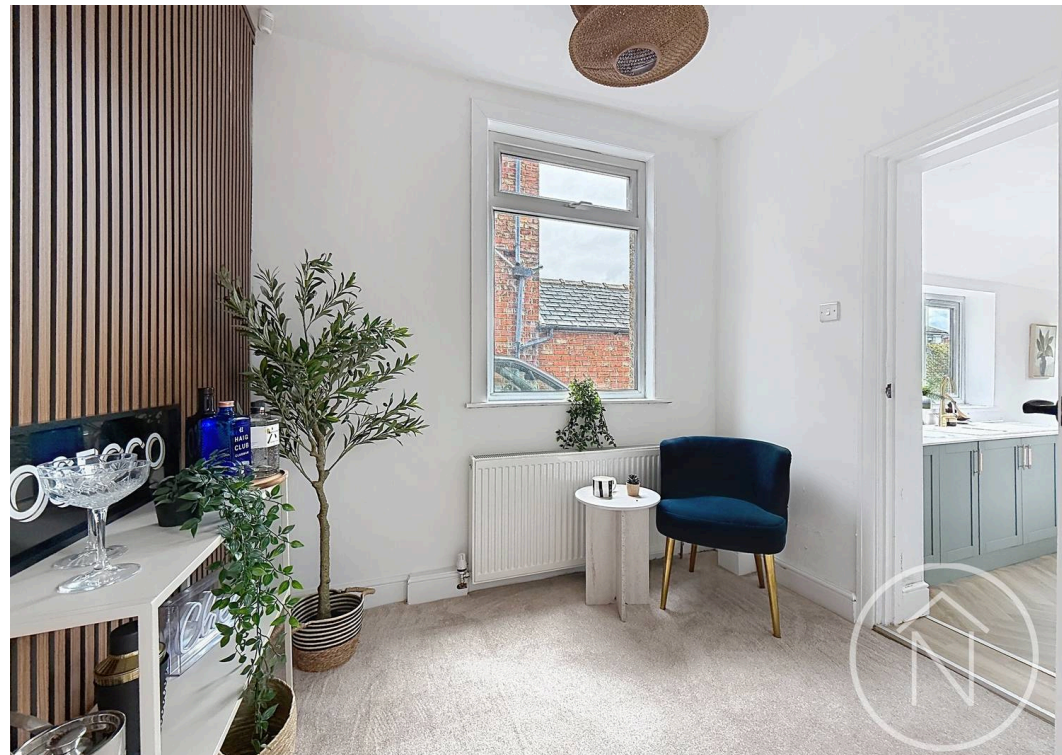
6' 11" x 6' 0" (2.10m x 1.84m)

Garden

Driveway

1 Parking Space

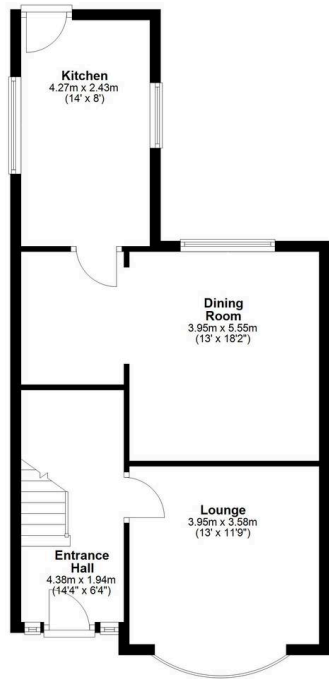






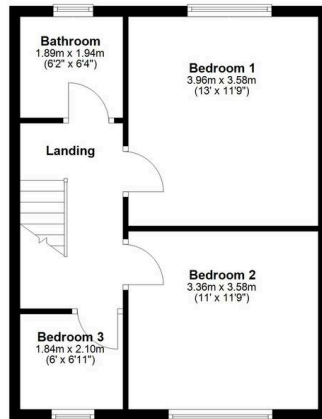
Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 93.4 sq. metres (1005.1 sq. feet)



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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.