

BIRCHINGTON AVENUE, GRANGETOWN, MIDDLESBROUGH, TS6 7LU



- ▲ Three Bedroom End Terrace Property
- ▲ Brilliant for First Time Buyer or Buy to Let
- ▲ Large Garage
- ▲ South Westerly Low Maintenance Rear Garden
- ▲ No Chain Sale

£100,000

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Offering excellent value, this end of terrace property is ideally suited to a first time buyer or as a buy to let. Offering spacious living both inside and out and is excellent for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.86m x 3.48m (6'1" x 11'5")

Part glazed UPVC entrance door, radiator, wide plank oak laminate flooring, under stairs storage cupboard, UPVC window and staircase to the first floor.

LIVING ROOM - 3.78m (12'5") x 3.83m (12'7") reducing to 3.46m (11'4")

A spacious room with wood fire surround with living flame gas fire, wide plank oak laminate flooring flows through from the hall, radiator and UPVC window.

KITCHEN - 2.76m x 3.17m (9'1" x 10'5")

A fitted kitchen with roll edge worktops, plumbing for washing machine and dishwasher, part tiled walls, UPVC window, door to the rear garden and opens through to the dining room.

DINING ROOM - 2.93m x 2.44m (9'7" x 8')

A light and bright room with wide plank oak laminate flooring, radiator and UPVC French doors open onto the rear garden sundeck.

FIRST FLOOR

LANDING - 1.86m x 2.49m (6'1" x 8'2")

With panelled doors to all rooms including a storage cupboard, UPVC window and access to the loft space.

BEDROOM ONE - 3.84m (12'7") reducing to 2.96m (9'9") x 4.00m (13'1") reducing to 3.27m (10'9")

A spacious room with feature wall and grey carpet, radiator and UPVC window.

BEDROOM TWO - 3.84m (12'7") reducing to 3.34m (10'11") x

A double room with feature wall and neutral carpet, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.77m x 2.35m (9'1" x 7'9")

A single room with laminate flooring, radiator, UPVC window and an integrated storage cupboard houses the Worcester combi boiler.

TO VIEW: Tel: 01642 955180

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BATHROOM - 2.29m x 1.66m (7'6" x 5'5")

A white suite with over bath electric shower unit, part tiled walls, chrome ladder radiator, high gloss vanity storage unit, vinyl flooring and UPVC window.

EXTERNALLY

GARAGE - 3.96m x 5.97m (13' x 19'7")

A larger than average garage with up and over entrance door and side access door to the rear garden.

GARDENS - The front of the property is laid to lawn with border planting and gated access to the shared driveway. The low maintenance south westerly facing rear garden features a full width sundeck with wind out awning and artificial laid lawn with raised planters.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/EST260048/16032026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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