

## BELMONT AVENUE, TEESVILLE, MIDDLESBROUGH, TS6 0AY



- ▲ Chain Free Sale!
- ▲ Perfect For First Time Buyers, Young Couples & Families
- ▲ Three Bedroom Semi Detached Home Meticulously Updated & Refined
- ▲ Full Rewire
- ▲ New Plumbing & Combi Boiler
- ▲ Modern & Stylish Kitchen
- ▲ Large Private Rear Garden
- ▲ Within Walking Distance to a Great Selection of Schooling & Access Links as Well as Local Amenities
- ▲ Off Street Parking
- ▲ Handy Ground Floor WC

**Offers Over £165,000**

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Chain free sale!

This three bedroom semi-detached home has been meticulously updated and refined.

Perfect for first time buyers, young couples and families wanting a home that you can move straight into!

Notable features include a full rewire, new plumbing and combi boiler, modern and stylish kitchen with handles left off so buyers can put their own on, stylish bathroom with a lovely three piece suite, off street parking, handy ground floor WC, large private rear garden, and an open plan lounge/diner/breakfast room.

Location wise, it is within walking distance to a great selection of schooling and access links as well as local amenities.

The property comprises entrance hall, open plan lounge/diner/breakfast room, kitchen and handy WC. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking to the front and a large rear garden.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC entrance door, staircase to the first floor, radiator and woodgrain effect laminate flooring.

**LOUNGE/DINER/BREAKFAST ROOM** - 3.5m (11'6") increasing to 5.5m (18'1") x 7.6m (24'11") reducing to 2.4m (7'10")  
With three vertical radiators, woodgrain effect laminate flooring, UPVC French doors to the rear garden and storage cupboard.

**KITCHEN** - 2.9m x 2.5m (9'6" x 8'2")  
With woodgrain effect wall, drawer, and floor units, marble style worktops, space for electric oven, one and a half bowl stainless steel sink with mixer tap, space for integrated fridge freezer, space for washing machine, space for oven and hob, radiator, woodgrain effect laminate flooring and spotlights in the ceiling.

**LOBBY** - With UPVC door to the rear garden.

**WC** - With close coupled WC, wall mounted wash hand basin, chrome towel rail, woodgrain effect laminate flooring and extractor fan.

**TO VIEW:** Tel: 01642 955180  
129 High Street, Eston, TS6 9JD

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## FIRST FLOOR

**LANDING** - With loft access.

**BEDROOM ONE** - 3.4m x 3.7m (11'2" x 12'2")  
With radiator.

**BEDROOM TWO** - 3.4m x 3.7m (11'2" x 12'2")  
With radiator.

**BEDROOM THREE** - 2.3m x 1.8m (7'7" x 5'11")  
With radiator.

**BATHROOM** - 2m x 1.9m (6'7" x 6'3")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath with shower over, towel rail, storage cupboard and spotlights in the ceiling.

## EXTERNALLY

**PARKING & GARDEN** - To the front there is off street parking on a paved driveway with gated access to the fence enclosed rear garden with lawn and small patio area.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - TM/LS/EST260159/24042026

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Eston office on

Tel: **01642 955180**

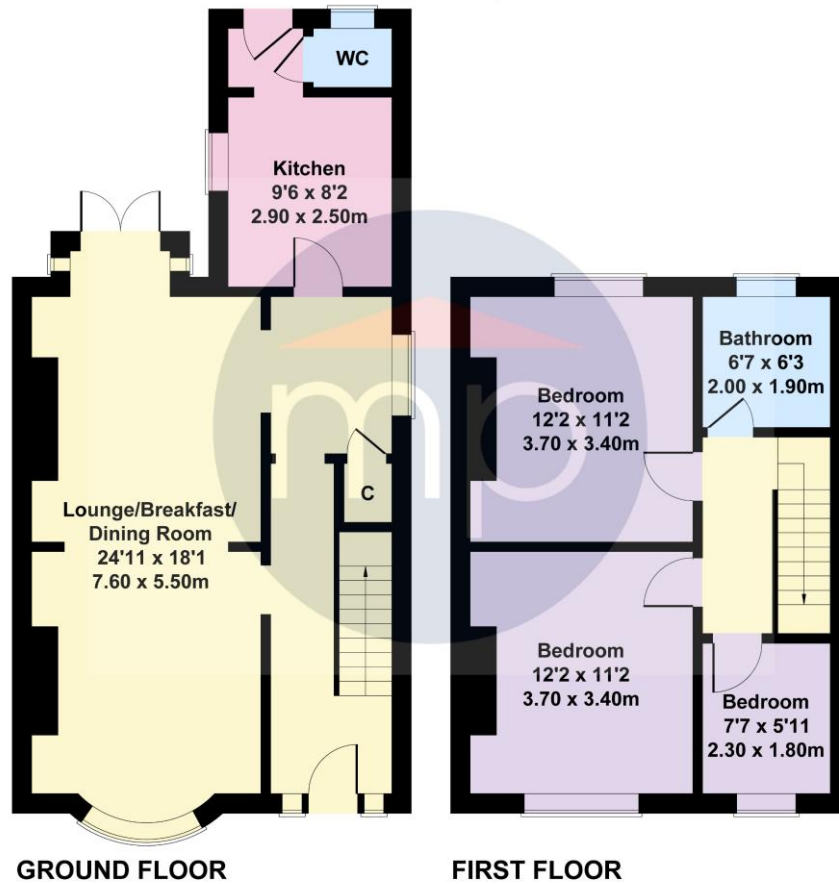


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# 1 Belmont Avenue

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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