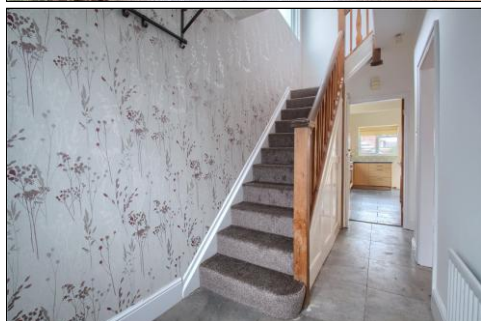


## MELROSE AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 5JZ



- ▲ Spacious Traditional Semi-Detached House
- ▲ Cul-De-Sac Position
- ▲ Lounge & Separate Dining Room

- ▲ Kitchen with Oven & Hob
- ▲ Two Reception Rooms
- ▲ Detached Garage & Off Street Parking
- ▲ Great Schooling in the Area

**Offers Over £170,000**

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An ideal home for a young couple or family to move into!

Notable features include gas central heating with a combi boiler, UPVC double glazed windows, off street parking, detached garage, good size rear garden and two reception rooms.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom with a separate WC. Externally there is off street parking to the front with access to the garage and to the rear there is an enclosed garden with decking and lawn.

**GROUND FLOOR**

**HALLWAY - 4.3m x 1.6m (14'1" x 5'3")**

With solid hardwood entrance door, radiator, staircase to the first floor and storage cupboard under the stairs.

**LOUNGE - 3.8m x 3.3m (12'6" x 10'10")**

With radiator, gas fire in surround and woodgrain effect laminate flooring.

**DINING ROOM - 3.9m x 3.4m (12'10" x 11'2")**

With radiator, spotlights in the ceiling, sliding door to the rear garden and woodgrain effect laminate flooring.

**KITCHEN - 4.4m (14'5") x 2m (6'7") increasing to 2.6m (8'6")**

With woodgrain effect shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback tiles and stainless steel extractor fan, stainless steel sink unit, space for fridge freezer, space for washing machine, radiator, tiled flooring and UPVC door to the rear garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.3m x 3.4m (10'10" x 11'2")**

With radiator and woodgrain effect laminate flooring.

**BEDROOM TWO - 3.9m x 3.4m (12'10" x 11'2")**

With radiator and storage cupboard housing the water tank.

**TO VIEW:** Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

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## MELROSE AVENUE, TS5 5JZ

### **BEDROOM THREE - 2.3m x 2.9m (7'7" x 9'6")**

With radiator and woodgrain effect laminate flooring.

### **BATHROOM - 1.8m x 2m (5'11" x 6'7")**

Comprising bath, vanity wash hand basin with mixer tap, white tiled walls and radiator.

**SEPARATE WC** - With close coupled WC.

### **EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is off street parking for a couple of cars leading to the detached garage and to the rear there is a lawned garden with decking area.

**AGENTS REF:** - TM/LS/MID160752/09102024

**Council Tax Band:** C      **Tenure:** Freehold

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

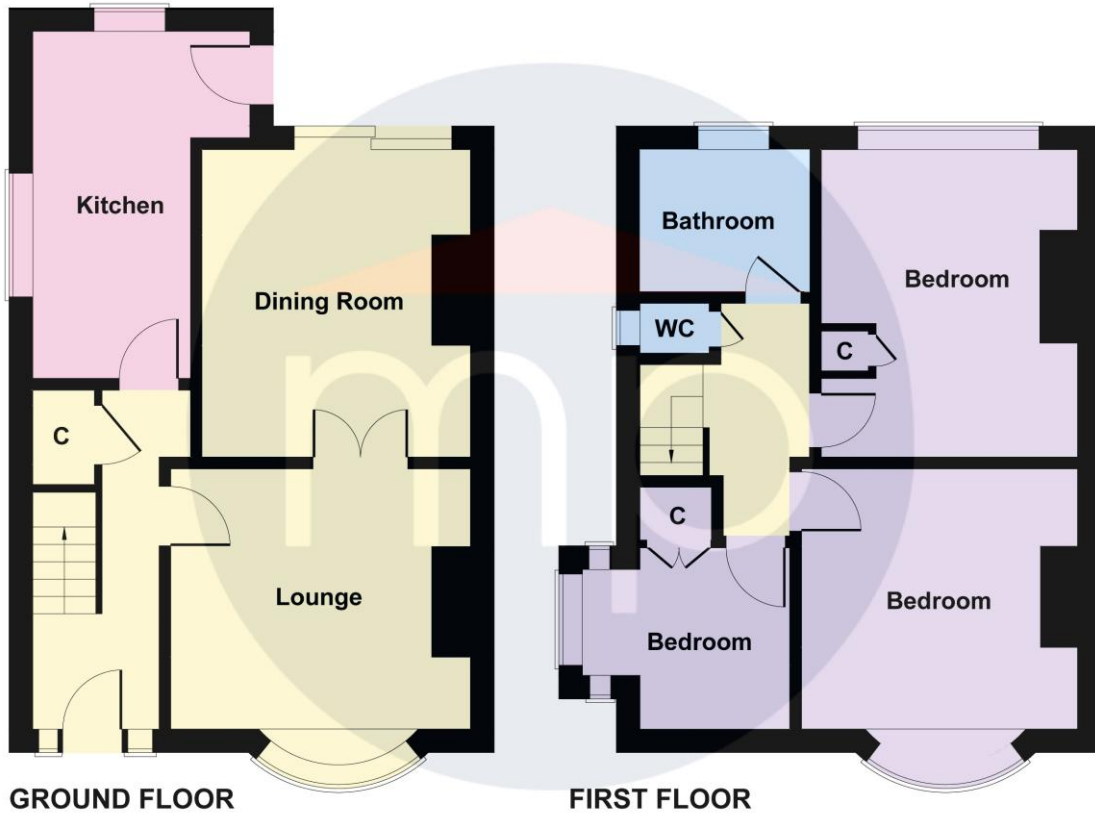
Tel: **01642 254222**



MELROSE AVENUE, TS5 5JZ

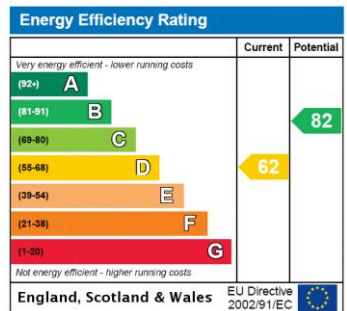


## 6 Melrose Avenue



Not to Scale. Produced by The Plan Portal 2024  
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