

## AYLTON DRIVE, BROOKFIELD, MIDDLESBROUGH, TS5 8HW



- ▲ Superbly Enhanced, Modernised & Really Solid 'Duncanson' Built Semi Detached Bungalow
- ▲ Lovely Brookfield Location & It's a Simple Chain Free Sale
- ▲ Two Double Ground Floor Bedrooms & Third Bedroom Has Been Created in the Roof Space

- ▲ Lounge, Separate Dining Room & Kitchen with Good Looking Modern Shaker Design Units
- ▲ Smart Modern White Bathroom Suite
- ▲ Single Garage with Electric Remote Controlled Door & Block Paved Driveway
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Combi Boiler

**£235,000**

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Being the subject of skilful renovations in recent years, this really solid, well finished 'Duncanson' built semi-detached bungalow is a simple chain free sale and will be very easy to just move straight into.

It's in a lovely spot and within close walking distance of the Co-op store, post office and St Margaret's & St Clare's Churches. There's also a bus stop nearby with regular services into Middlesbrough and up to Coulby Newham.

Other noteworthy features include a detached garage with an electric remote controlled door and block paved driveway at the side, UPVC double glazed windows and exterior doors, central heating with a combi boiler and neat gardens to the front and rear.

Comprising entrance hall, lounge, separate dining room, kitchen with good looking modern white Shaker design units, two double bedrooms and bathroom with a smart white suite. The owners have made the most of the loft space and cleverly converted it into an additional bedroom with a WC en-suite.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With UPVC entrance door and radiator.

### **LOUNGE - 4.7m (15'5") into bay window x 3.3m (10'10") into alcoves**

With radiator and electric flame effect fire.

### **DINING ROOM - 3.5m x 3.4m (11'6" x 11'2")**

With radiator and staircase to the loft room.

### **KITCHEN - 3.5m x 3.2m (11'6" x 10'6")**

With white shaker design wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring induction hob, one and a half bowl stainless steel sink with mixer tap, space for integrated fridge freezer and washing machine, electric radiator, tiled flooring and UPVC door to the rear garden.

### **BEDROOM ONE - 4m x 3.3m (13'1" x 10'10")**

With radiator.

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

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## **BEDROOM TWO - 3.48m (11'5") into bay window x 3.48m (11'5")**

With radiator.

## **BATHROOM**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with overhead shower, chrome towel radiator and extractor fan.

## **FIRST FLOOR**

### **LOFT BEDROOM**

With radiator and Velux window.

### **EN-SUITE**

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, radiator and extractor fan.

## **EXTERNALLY**

### **PARKING & GARDENS**

To the front there is off street parking on a block paved driveway and a small lawned garden. To the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID220752/17032026

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 796 SQ.FT.  
(73.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)  
Plans are not to scale and should not be relied upon for measurements. © Michael Poole  
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