

EMERSON AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 7QT



- ▲ Modern Four Bedroom Semi Detached Home
- ▲ Ample Off Street Parking for Multiple Cars
- ▲ Three Reception Rooms
- ▲ Stylish Kitchen with High Gloss Units
- ▲ Handy WC
- ▲ Four Good Size Bedrooms
- ▲ UPVC Double Glazed Windows
- ▲ Modern Bathroom
- ▲ Garage to the Rear with Access out to Tollesby Road
- ▲ Private Rear Garden

£280,000

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A superb family home offering the size a growing family needs, with good schooling in the area, it's sure to be of interest to many families!

Notable features include three reception rooms, four good sized bedrooms, modern bathroom, stylish kitchen with high gloss units, UPVC double glazed windows, off street parking for multiple cars as well as a garage to the rear, handy WC and is well decorated throughout.

The property comprises entrance hall, front lounge, rear lounge, breakfast room and kitchen. On the first floor there are four bedrooms and a family bathroom. Externally there is off street parking for multiple cars to the front and to the rear an enclosed rear garden with gated access to the garage.

GROUND FLOOR

ENTRANCE HALL

Entered via a solid hardwood front door, radiator, stairs leading to the first floor and storage cupboard.

WC

Fitted with a close coupled toilet, wall mounted wash basin with mixer tap.

FRONT LOUNGE - 3.9m x 3.8m (12'10" x 12'6")

With fireplace and two radiators.

REAR LOUNGE - 3.7m x 4.8m (12'2" x 15'9")

With log burner, UPVC French doors leading out to the rear garden and radiator.

BREAKFAST ROOM - 3.4m x 2.7m (11'2" x 8'10")

Radiator.

KITCHEN - 4.5m x 2.8m (14'9" x 9'2")

Fitted with cream high gloss wall, drawer and floor units, worktop, space for a free standing large gas cooker, matt black extractor fan, sink unit with mixer tap, space for a washing machine, space for a fridge/freezer and space for a dryer. Spotlights to the ceiling and a barn yard style door to the rear garden.

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

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FIRST FLOOR

LANDING

With loft access.

BEDROOM 1 - 3.9m x 3.8m (12'10" x 12'6")

With radiator and fitted wardrobes.

BEDROOM 2 - 4.8m x 2.9m (15'9" x 9'6")

With radiator and fitted wardrobes.

BEDROOM 3 - 3.9m x 3.4m (12'10" x 11'2")

With radiator.

BEDROOM 4 - 2.5m x 2.6m (8'2" x 8'6")

With radiator.

BATHROOM

With close coupled toilet with hidden cistern, vanity wash basin with mixer tap, shower/bath with overhead shower attachment, green tiled walls, chrome towel radiator and an extractor fan.

EXTERNALLY

To the front of the property there is off street parking for multiple vehicles on a concrete print driveway. The rear garden is fenced enclosed and laid to lawn with patio and concrete print area with gated access to the garage.

AGENTS REF: - TM/GD/MID250075/26022025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

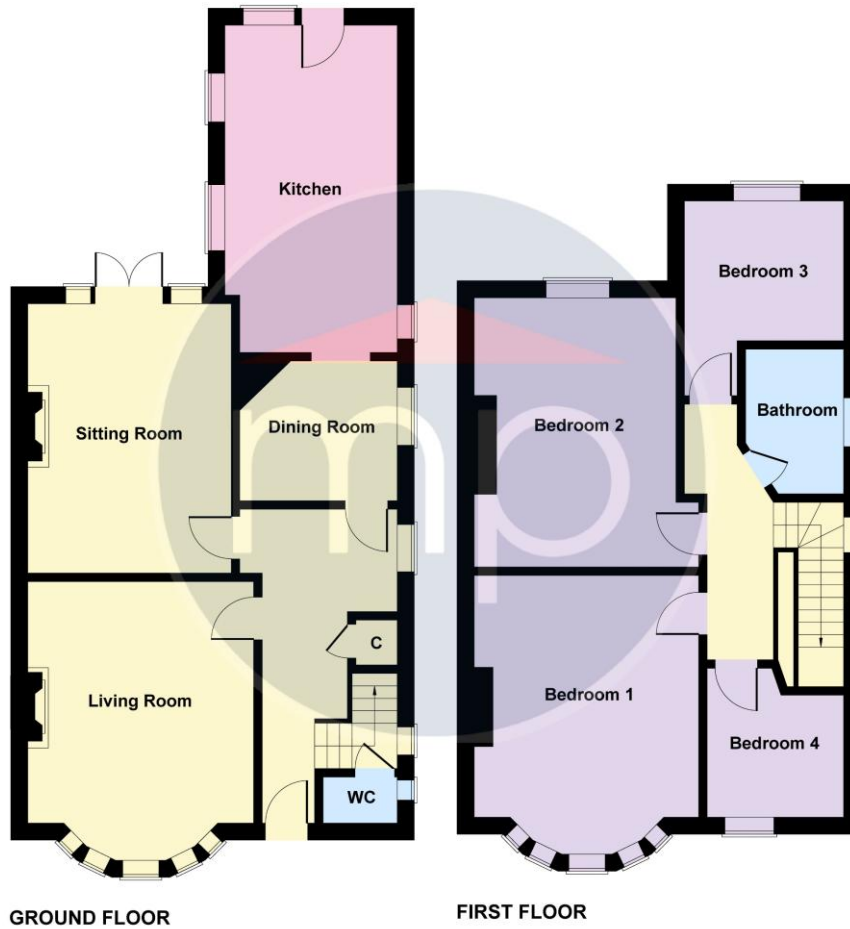
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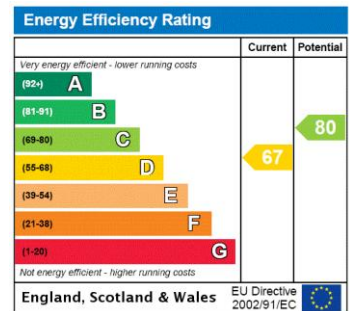


8 Emerson Avenue



Not to Scale. Produced by The Plan Portal 2025
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