

## BOURNEMOUTH AVENUE, PRIESTFIELDS, MIDDLESBROUGH, TS3 0NR



- ▲ Super-Smart, Modernised & Upgraded Inner Terrace House with Two Bedrooms
- ▲ Suitable To First Time Buyers & Young Couples Alike!
- ▲ Gas Central Heating with a Modern Worcester Bosch Combi Boiler (Still Within Warranty)
- ▲ Lovely South/Easterly Facing Rear Garden with Composite Decking Patio & Neat Lawn
- ▲ Good Looking Modern High Gloss Kitchen Units
- ▲ Front Lounge & Comfortable Rear Conservatory
- ▲ UPVC Double Glazing & Composite Front Door
- ▲ Bathroom with a Fabulous Modern White Suite & Handy First Floor WC

**£109,950**

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This extremely smart and modernised two bedroom terrace house is an ideal home for first time buyers and young couples alike!

The whole place is very modern, well finished, beautifully presented and the standard of finish you come across as you walk through the place is second to none.

Numerous features and attractions include a delightful, beautifully turned out south/easterly facing rear garden, parking in front on a block paved driveway, UPVC double glazing, cast iron style radiators, solid oak doors, composite front door and central heating with a modern Worcester Bosch combi boiler that's still within warranty.

Comprising entrance hall, front lounge, kitchen with a good looking range of modern high gloss units, comfortable conservatory and ground floor bathroom with a fabulous modern white suite. The first floor has two bedrooms and a handy first floor WC.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Modern red composite entrance door, radiator and staircase to the first floor.

### **LOUNGE - 3.96m x 3.4m (13' x 11'2")**

With cast iron style radiator, storage cupboard and woodgrain effect laminate flooring.

### **KITCHEN - 3.96m (13') increasing to 4.3m (14'1") x 2.4m (7'10")**

With cream and purple high gloss wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring gas hob with extractor fan, stainless steel sink, space for fridge freezer and washing machine, woodgrain effect laminate flooring and sliding door to the conservatory.

### **CONSERVATORY - 3.07m x 2.24m (10'1" x 7'4")**

With space for dryer and UPVC door to the rear garden.

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

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## BATHROOM

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, freestanding bath, tile effect laminate flooring, radiator, spotlights in the ceiling and extractor fan.

## FIRST FLOOR

### LANDING

With radiator, spotlights and loft access.

### BEDROOM ONE - 3.66m (12') x 3.38m (11'1") increasing to 4.27m (14')

With cast iron style radiator and woodgrain effect laminate flooring.

### BEDROOM TWO - 2.8m x 2.72m (9'2" x 8'11")

With cast iron style radiator, woodgrain effect laminate flooring and spotlights in the ceiling.

### WC

With close coupled WC, wall mounted wash hand basin, extractor fan and wall mounted Worcester Bosch combi boiler.

## EXTERNALLY

Externally the front garden has been block paved to create some useful car parking space and secure side access leads to a very attractive south easterly facing garden with grey painted 6ft fence, grey composite decking area with patio lights and glass balustrade and a neat lawn.

**AGENTS REF:** - TM/LS/MID250470/19092025

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

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Tel: **01642 254222**



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