

# WILLIAMS AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 5EH



- ▲ This Chain Free Sale
- ▲ Will Perfectly Suit a Range of Buyers from Young Couples, First Time Buyers & Families Alike!
- ▲ The Subject of Recent Upgrading It's Ready to Move Straight Into!
- ▲ Modern Fitted Kitchen
- ▲ West Facing Rear Garden with Lawn & Decking
- ▲ Gas Central Heating with A Potterton Combi Boiler
- ▲ Loft Room Accessible Via the Second Bedroom Loft Hatch
- ▲ Stylish Four Piece Suite Bathroom
- ▲ Separate Lounge & Dining Room
- ▲ Gas & Electric Certificates Are Up to Date

**£165,000**

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This chain free sale will perfectly suit a range of buyers from young couples, first time buyers and families alike! Having been the subject of recent upgrading it's ready to move straight into!

Notable features include gas central heating with a Potterton combi boiler, modern fitted kitchen, stylish four piece bathroom suite, separate lounge and dining room, west facing rear garden with lawn and decking, loft room accessible via the second bedroom loft hatch, porch, gas and the electric certificates are up to date too.

The property comprises porch, hallway, WC, lounge, dining room and kitchen/breakfast room. On the first floor there are three bedrooms and a bathroom with a four piece suite. Externally there is a rear garden with a lawn and decking.

**GROUND FLOOR**

**ENTRANCE PORCH**

With UPVC entrance door.

**HALLWAY - 4.5m x 1.6m (14'9" x 5'3")**

With vertical radiator and staircase to the first floor.

**WC**

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

**LOUNGE - 3.8m x 3.4m (12'6" x 11'2")**

With vertical radiator.

**DINING ROOM - 4.5m x 3.4m (14'9" x 11'2")**

With vertical radiator and French doors open to the rear garden.

**KITCHEN - 2.4m x 6.1m (7'10" x 20')**

With dove grey shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring induction hob with extractor fan, one and a half bowl sink unit with mixer tap, space for washing machine and space for fridge freezer, cast iron style radiator and woodgrain effect laminate flooring.

**LOBBY**

With composite door to the rear garden.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## FIRST FLOOR

### LANDING

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

With vertical radiator.

#### **BEDROOM TWO - 3.8m x 3.4m (12'6" x 11'2")**

With vertical radiator and loft access.

#### **BEDROOM THREE - 2.3m x 2.1m (7'7" x 6'11")**

With radiator.

#### **BATHROOM - 2.6m x 2m (8'6" x 6'7")**

Modern four-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, bath, corner shower with electric shower, towel radiator and cladded walls.

## EXTERNALLY

### REAR GARDEN

To the rear there is a fence enclosed west facing garden with lawn and decking.

**AGENTS REF:** - TM/LS/MID250483/05092025

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

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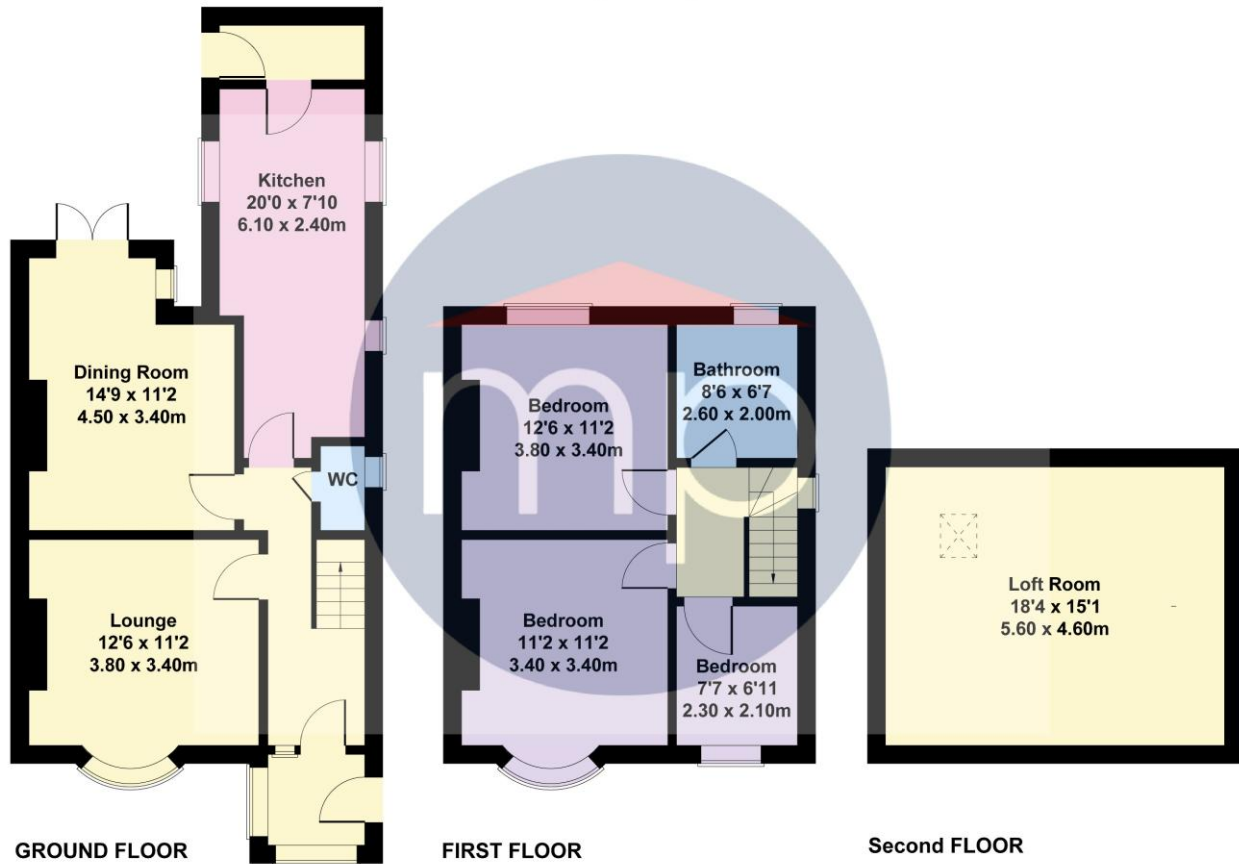


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### 8 Williams Avenue

Approximate Gross Internal Area  
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2025  
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