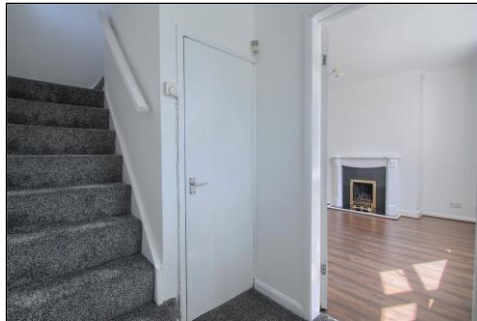


MATFORD AVENUE, BRAMBLES FARM, MIDDLESBROUGH, TS3 9AZ



- ▲ Perfect For First Time Buyers, Young Couples, Families & Investors!
- ▲ Off Street Parking
- ▲ Gas Central Heating with A Combi Boiler

- ▲ Walking Distance to Local Amenities & Some Good Schooling!
- ▲ UPVC Double Glazed Windows & External Doors
- ▲ Large Well Kept Rear Garden
- ▲ Modern Kitchen

£92,000

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Chain free sale!

This three bedroom semi-detached home will be perfect for first time buyers, young couples, families and investors!

Notable features include gas central heating with a combi boiler, modern kitchen, bathroom with a three piece suite, off street parking, large well-kept rear garden and is in walking distance to local amenities and some good schooling!

The property comprises entrance porch, hall, lounge and kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking and a large rear garden with a small front garden at the end of the walkable cul-de-sac.

GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door.

HALLWAY - With radiator, staircase to the first floor and storage cupboard.

LOUNGE - 3.7m x 3.8m (12'2" x 12'6")

With radiator, gas fire and woodgrain effect laminate flooring.

KITCHEN/DINING ROOM - 5.5m x 2.2m (18'1" x 7'3")

With white high gloss wall and floor units, roll edge worktop, freestanding electric oven with four ring hob with splashback, stainless steel sink with mixer tap, space for fridge freezer and space for washing machine, tile effect lino flooring, storage cupboard, radiator and UPVC door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE - 2.9m x 3.7m (9'6" x 12'2")

With radiator.

BEDROOM TWO - 2.2m x 2.9m (7'3" x 9'6")

With radiator.

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BEDROOM THREE - 2.7m x 2.5m (8'10" x 8'2")

With radiator and built-in storage cupboard.

BATHROOM - 2.2m x 2.5m (7'3" x 8'2")

Comprising low level WC, pedestal wash hand basin, bath with electric shower, white splashback tiles, radiator and extractor fan.

EXTERNALLY

GARDENS & PARKING - To the front there is a small, neat garden and to the rear there is a fence enclosed garden with off street parking and gated access to the rear.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID250512/11052026

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

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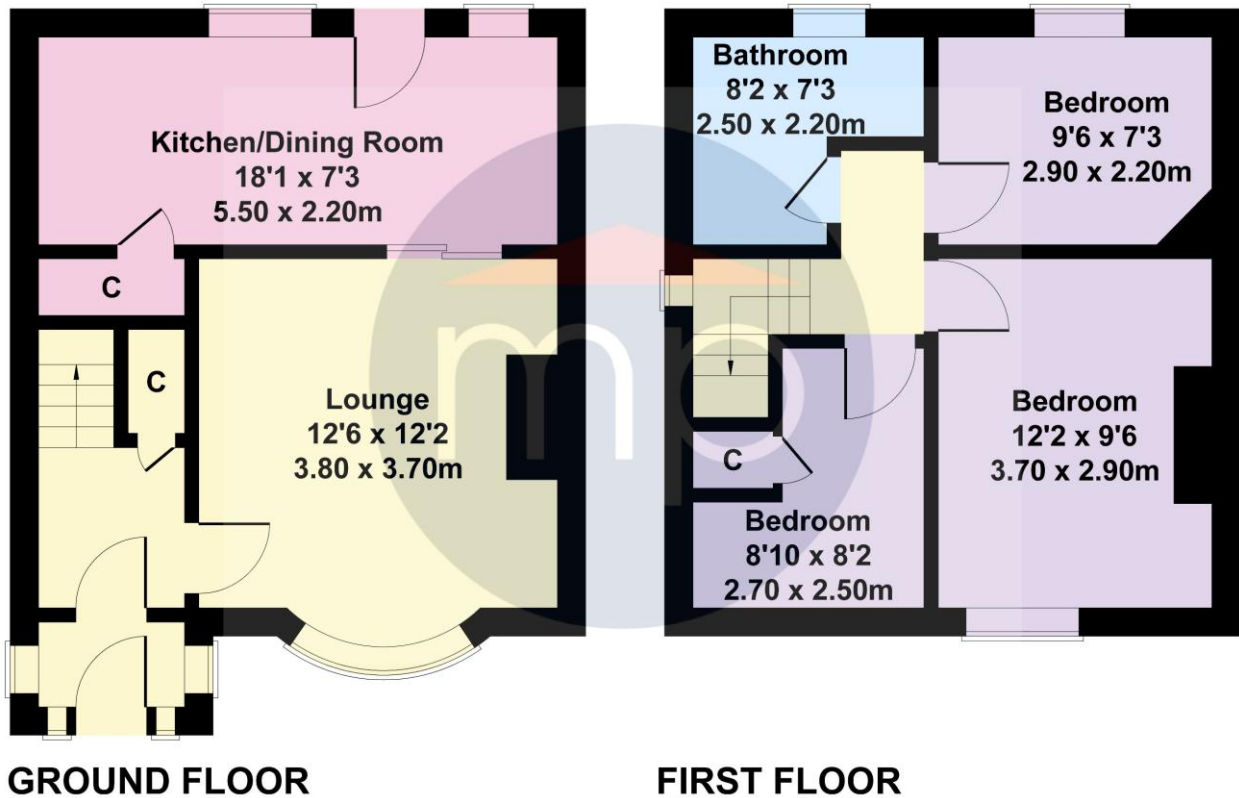


MATFORD AVENUE, TS3 9AZ



7 Matford Avenue

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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