

AYLTON DRIVE, BROOKFIELD, MIDDLESBROUGH, TS5 8HB



- ▲ First Class Example of a Wonderfully Looked After Duncanson Built Semi Detached Bungalow
- ▲ Attractively Presented, Updated, Very Easy to Move Straight Into
- ▲ Two Double Bedrooms, Front Lounge & Separate Rear Sitting/Dining Room
- ▲ 'Eat-In' Breakfast Kitchen with Good Looking Modern Cream Coloured Units

- ▲ Bathroom with a Super-Smart Modern Four Piece Bathroom Fitted in 2021
- ▲ Easily Maintained Hard Landscaped Gardens, Detached Garage & Block Paved Driveway
- ▲ 'Everest' UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Quality 'Worcester' Combi Boiler

£219,950

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What a brilliant opportunity to acquire one of the always sought after 'Duncanson' built semi-detached bungalows with two double bedrooms.

Perfectly lovely, it's unlikely you'll come across another in the area in such good shape. The whole place has been meticulously kept, attractively presented and is very up to date.

Very briefly, the accommodation comprises entrance hall, lounge with a modern flame effect electric fire, separate rear sitting/dining room, an 'Eat-In' breakfast kitchen with good looking modern cream coloured units, two double bedrooms and bathroom with a super-smart modern white four-piece suite fitted in 2021. Outside, the gardens are well laid out and redesigned with low maintenance in mind and there is a single detached garage and parking for a couple of cars on the block paved driveway.

Other notable attractions include Everest UPVC double glazed windows and exterior doors, central heating with a quality Worcester combi boiler, security alarm system and the large loft has been boarded to create some useful additional storage space with a pull down ladder and light.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, radiator, loft access and storage cupboard.

LOUNGE - 4.67m x 3.3m (15'4" x 10'10")

With electric flame effect fire and radiator.

DINING ROOM - 3.5m x 3.5m (11'6" x 11'6")

With radiator and woodgrain effect laminate flooring.

KITCHEN - 4m x 3.5m (13'1" x 11'6")

With cream wall, drawer, and floor units, roll edge worktop, electric oven and grill, four ring electric hob with stainless steel extractor fan, space for fridge freezer and washing machine, one and a half bowl stainless steel sink, extractor fan and UPVC door to the rear garden.

BEDROOM ONE - 4.1m x 3.3m (13'5" x 10'10")

With radiator and fitted wardrobes with sliding doors.

BEDROOM TWO - 3.5m x 3.45m (11'6" x 11'4")

With radiator.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM

Modern white four-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath, shower cubicle, cladded tile effect walls, chrome towel radiator, extractor fan and spotlights.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for multiple cars on a block paved driveway leading to the detached single garage and to the rear there is a fence enclosed garden with patio and access to the garage.

AGENTS REF: - TM/LS/MID260098/19022026

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

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A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront has large glass windows displaying property listings. Above the windows is a blue illuminated sign that reads "Michael Poole property consultants". The interior of the store is visible through the windows, showing various property listings and signs.

Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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