

COATES AVENUE, MIDDLESBROUGH, TS4 3AQ



- ▲ Immaculate & Well Kept Three Double Bedroom Detached Family Home!
- ▲ Meticulously Decorated
- ▲ Walking Distance of James Cook University Hospital, Middlesbrough Sports Village & Stewart Park

- ▲ Master Bedroom En-Suite
- ▲ Utility Room & Handy Ground Floor WC
- ▲ Large Single Garage Which Has Potential of Being Converted
- ▲ Off Street Parking for Multiple Cars on A Back Paved Driveway

£245,000

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This superbly immaculate and modern three bedroom detached home offers a lot for your money! This home must be viewed to be fully appreciated.

Ideal for a young couple or family it is handily located within walking distance of James Cook University Hospital, Middlesbrough Sports Village and Stewart Park.

Notable features include three double bedrooms, master bedroom en-suite, utility room, stylish and modern kitchen with fitted appliances, off street parking for multiple cars on a block paved driveway, large single garage which has potential of being converted, large rear garden with a modern patio and good sized lawn, and a handy ground floor WC.

The property comprises entrance hall, lounge, kitchen/diner, utility and ground floor WC. On the first floor there are three double bedrooms with the master having an en-suite and a family bathroom off the landing. Externally there is off street parking on a block paved driveway and access to the integrated garage. To the rear there's a large fence enclosed garden with a lawn and patio.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door, radiator and staircase to the first floor.

LOUNGE - 4.7m x 3m (15'5" x 9'10")
With radiator.

KITCHEN DINER - 5.6m x 3.2m (18'4" x 10'6")
With shaker design wall, drawer, and floor units, marble effect roll edge worktop, one and a half bowl stainless steel sink with mixer tap, electric oven, four ring gas hob with splashback and stainless steel extractor fan, integrated fridge freezer and dishwasher, radiator, storage cupboard and French doors open to the rear garden.

UTILITY ROOM - 1.5m x 1.7m (4'11" x 5'7")
With shaker floor units, marble effect roll edge worktop, stainless steel sink with mixer tap, integrated washing machine, radiator and composite door to the rear garden.

WC - With close coupled WC, pedestal wash hand basin with mixer tap, radiator and extractor fan.

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

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FIRST FLOOR

LANDING - With storage cupboard and loft access.

BEDROOM ONE - 3.7m (12'2") reducing to 3.2m (10'6") x 3.9m (12'10")

With radiator.

EN-SUITE - 3.2m x 1.4m (10'6" x 4'7")

With close coupled WC, pedestal wash hand basin with mixer tap, double walk-in shower, radiator and extractor fan.

BEDROOM TWO - 4.1m x 2.8m (13'5" x 9'2")

With radiator and storage cupboard.

BEDROOM THREE - 3.6m x 2.8m (11'10" x 9'2")

With radiator.

BATHROOM - 1.9m x 2.2m (6'3" x 7'3")

With close coupled WC, pedestal wash hand basin with mixer tap, bath with splashback tiles, radiator and extractor fan.

EXTERNALLY

GARDENS, PARKING & GARAGE - To the front there is a small lawned garden and off street parking on a block paved driveway leading to the integrated garage. To the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID260121/28042026

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

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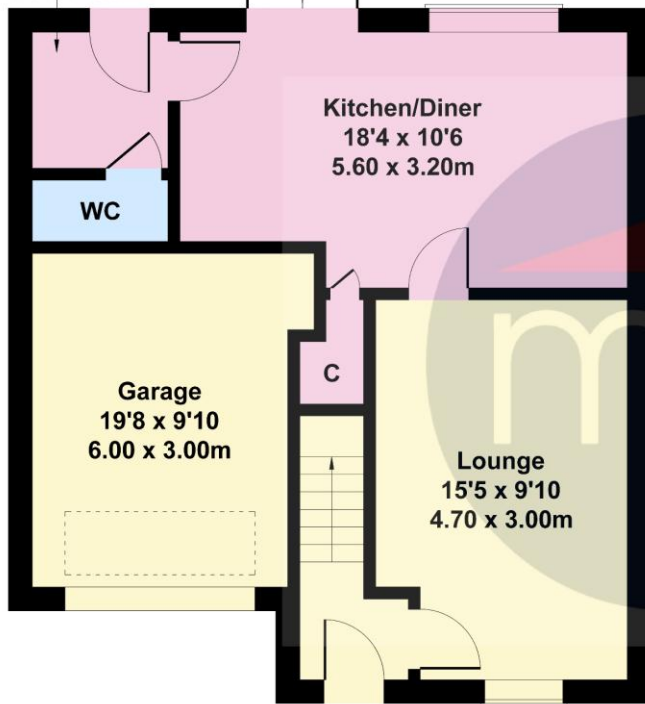
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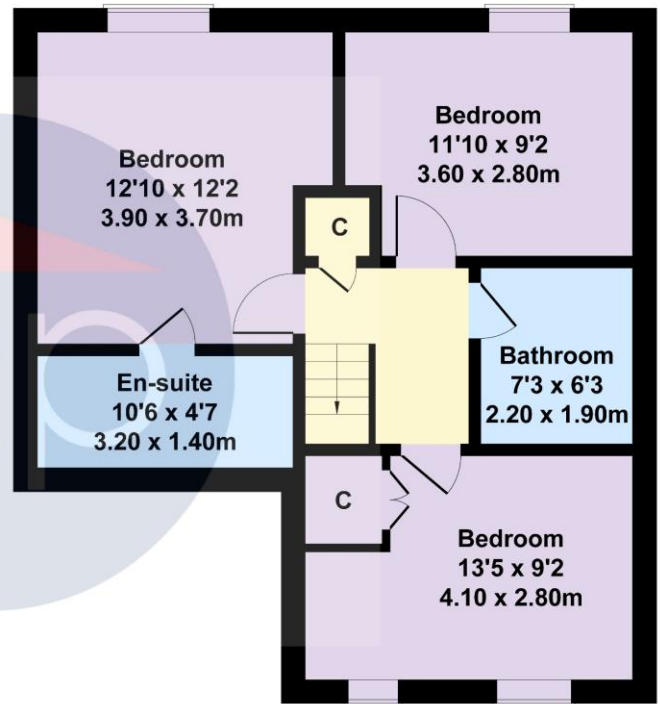
25 Coates Avenue

Approximate Gross Internal Area
1163 sq ft - 108 sq m

Utility
5'7 x 4'11
1.70 x 1.50m



GROUND FLOOR



FIRST FLOOR

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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