

PANNEL AVENUE, MIDDLESBROUGH, TS5 4PX



- ▲ This Extended End Terrace House with Four Bedrooms Has a Great Layout
- ▲ Perfectly Suited to a Growing Family
- ▲ Spacious Lounge & Separate Sitting/Dining Room
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Quality 'Baxi DuoTec' Combi Boiler
- ▲ Smart Modern Kitchen Units, Range Cooker & Integrated Appliances
- ▲ Modern White Four-Piece Bathroom Suite with Bath & Quadrant Shower Enclosure
- ▲ Close Walking Distance to Good Schooling, Local Shops & Short Drive to A19 & A66

£149,950

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This extended end terrace house with four bedrooms, and two roomy reception rooms has a great layout and is the perfect place for a growing family.

It has the advantage of UPVC double glazed windows and exterior doors, central heating with a quality 'Baxi DuoTec' combi boiler, security alarm and a handy boarded loft with a pull down ladder. The front has a pattern concrete driveway to create parking for a couple of cars and there's an easily managed patio garden at the rear.

Location wise, it has such a lot going for it. You're within the catchment area of good primary and secondary schooling, A19 and A66 are a few minutes away by car and shops are a short walk away.

Comprising briefly entrance hall, lounge with French doors and electric fire with micro-marble surround, separate sitting/dining room and kitchen with a range of modern fitted units and built-in appliances. The first floor has four bedrooms and bathroom with a modern white four piece suite, corner shower and bath.

GROUND FLOOR

ENTRANCE HALL

White UPVC entrance door and staircase to the first floor.

LOUNGE - 6.17m (20'3") x 4.57m (15') reducing to 3.8m (12'6")

With UPVC double glazed French doors opening to the rear garden, radiator, door into the kitchen and double doors into ...

SITTING/DINING ROOM - 5.3m x 2.6m (17'5" x 8'6")

With two radiators.

KITCHEN - 4.2m x 2.46m (13'9" x 8'1")

With modern style high gloss wall, drawer, and floor cupboards with woodgrain effect roll edge worktop, matching splashback, space for cooker, stainless steel extractor fan, integrated fridge, integrated freezer, integrated washing machine and dishwasher. Karndean flooring, radiator and UPVC exterior door to the rear garden.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With loft access via a dropdown ladder.

BEDROOM ONE - 5.3m x 2.6m (17'5" x 8'6")

With radiator.

BEDROOM TWO - 2.8m x 2.2m (9'2" x 7'3")

With radiator.

BEDROOM THREE - 2.9m x 2.8m (9'6" x 9'2")

With radiator.

BEDROOM FOUR - 2.4m x 2.6m (7'10" x 8'6")

With radiator.

BATHROOM

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin, bath, shower and chrome towel radiator.

EXTERNALLY

PARKING & GARDEN

Externally there is a concrete print driveway offering parking and to the rear there is a large sandstone patio garden with secure brick garden store with electric and light.

AGENTS REF: - TM/LS/MID260258/26052026

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

TO VIEW: Contact our Middlesbrough office on

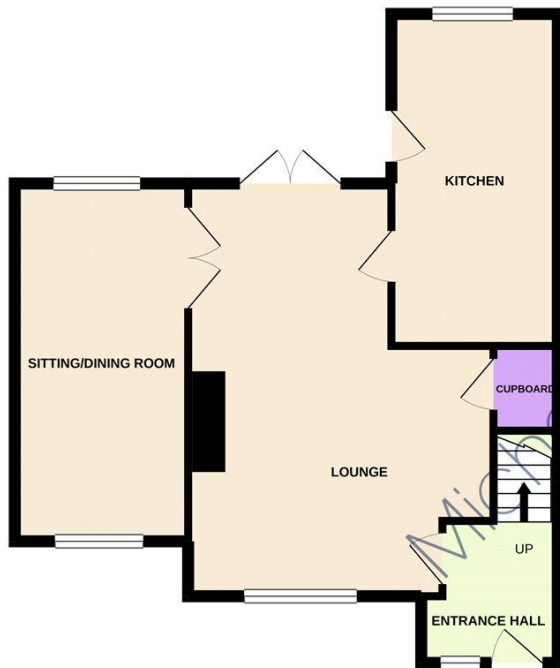
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GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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