

# CROWLAND AVENUE, NETHERFIELDS, MIDDLESBROUGH, TS3 0RU



- ▲ Perfect Family Home Ready to Move Straight into Facing the Green!
- ▲ Early Viewing Advised
- ▲ UPVC Double Glazed Windows & Composite Exterior Doors
- ▲ Sure to Be of Interest to Young Couples, First Time Buyers & Investors Alike

- ▲ Stylish Bathroom
- ▲ Suntrap Rear Garden
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Within Walking Distance of Shops & Good Schooling

**£97,500**

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Chain free sale! What a perfect family home! We anticipate this not hanging around on the market for long! Ready to move straight into this property will suit young couples, first time buyers and investor alike!

Notable features include a stylish bathroom with a four-piece suite, open plan lounge/diner, UPVC windows and composite external doors, sun trap rear garden, gas central heating with a combi boiler, single garage to the rear.

The property comprises entrance, lounge/diner and kitchen. On the first floor there are three bedrooms and a bathroom. Externally the property has sun trap of a garden with access to the single garage to the rear and a small front garden facing on the green.

**GROUND FLOOR**

**ENTRANCE HALL - 2m x 1.7m (6'7" x 5'7")**

With composite entrance door, radiator and staircase to the first floor.

**LOUNGE/DINER - 7.5m (24'7") x 3.9m (12'10") reducing to 2.9m (9'6")**

With two radiators and electric flame effect fire.

**KITCHEN - 1.8m x 3.5m (5'11" x 11'6")**

With woodgrain effect wall, drawer, and floor units, roll edge worktop, space for freestanding four ring electric cooker, space for fridge freezer and space for washing machine, stainless steel sink, radiator and composite door to the rear garden.

**FIRST FLOOR**

**LANDING**

With loft access, radiator and storage cupboard.

**BEDROOM ONE - 4.4m x 3m (14'5" x 9'10")**

With radiator.

**BEDROOM TWO - 3.1m x 2.1m (10'2" x 6'11")**

With radiator and built-in storage cupboard.

**TO VIEW: Tel: 01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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

With radiator.

## **BATHROOM - 1.9m x 2.4m (6'3" x 7'10")**

Comprising close coupled WC with hidden cistern, vanity wash hand basin, bath, corner shower, chrome towel radiator, tiled walls and floor and spotlights in the ceiling.

## **EXTERNALLY**

### **GARDENS & GARAGE**

To the front there is a neat lawned garden with fence boundary and to the rear there is an enclosed garden with lawn, patio and access to the single garage.

**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/MID260283/29052026

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



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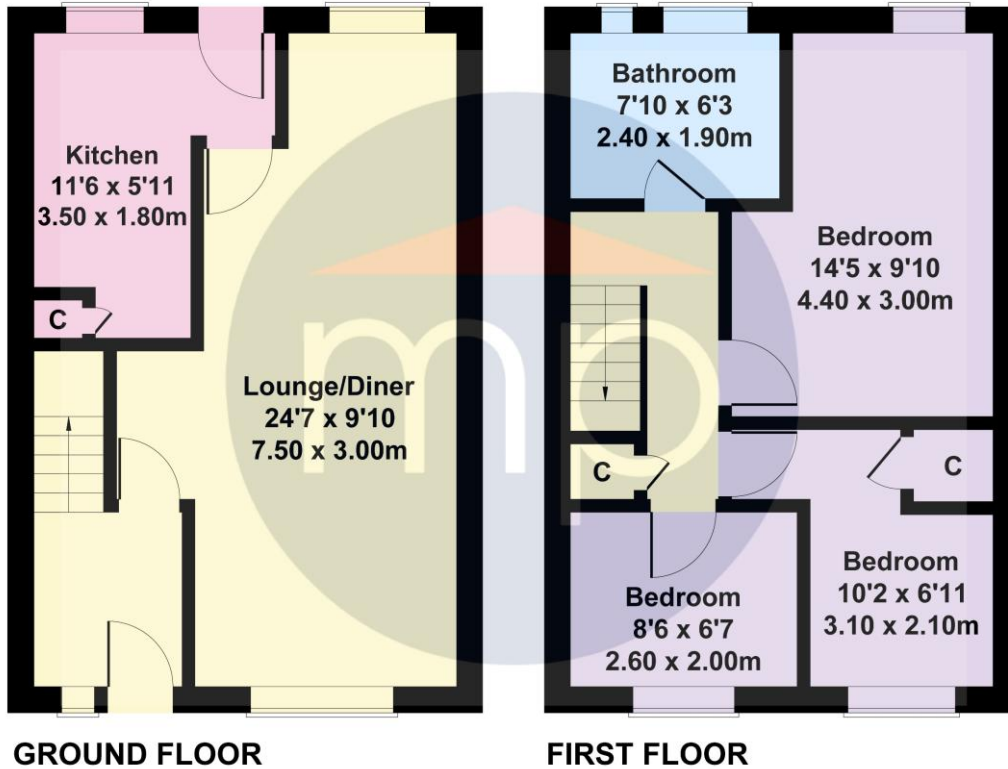
A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with blue lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information. The overall scene is dark, with the blue lights providing the main illumination.

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

# 46 Crowland Avenue

Approximate Gross Internal Area  
786 sq ft - 73 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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