

WALTON AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 7RN



- ▲ The Extension On The Ground Floor Can Be Purposed To Serve As A Bedroom With En Suite Or Snug With Utility/WC
- ▲ Superbly Decorated This Modern And Stylish Home Will Be Suitable To A Range Of Buyers!

- ▲ Private South Facing Rear Garden Backing Onto The Field Behind With Access From The End Of The Garden
- ▲ Ground Floor Utility & WC Room
- ▲ Converted Loft Room (No Regs) But Has Been Utilised As A Large Double Bedroom

▲
£425,000

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On one of Middlesbrough's most desirable streets sits this heavily extended five bedroom semi with a loft room (No Regs). Perfect for a growing family needing more space.

Notable features include gas central heating with a combi boiler, loft room converted (Not Up To Regs) but has been utilised as a bedroom, private south facing rear garden backing onto the field behind with access from the end of the garden, utility room/WC, modern kitchen, stylish bathroom and master bedroom with a four piece en suite, large reception rooms

The property comprises, porch, hallway, lounge, rear open plan living/dining/kitchen with bi folding doors leading out to the garden, snug/bedroom with utility/wc which used to be an en suite shower room when it was purposed as bedroom. On the first floor there are four bedrooms a bathroom as well as master bedroom en suite shower room with a four piece suite. The loft space has been converted however it's not up to regs but has been utilised as a bedroom.

GROUND FLOOR

PORCH - Composite front door.

HALLWAY - Stairs leading to the first floor, herringbone style flooring and a storage cupboard.

WC - Close coupled toilet and wash basin with a mixer tap.

LOUNGE - With a log burner.

SNUG/BEDROOM

UTILITY/WC - Space for a washer and dryer, close coupled toilet with a vanity wash basin, towel radiator and extractor fan.

KITCHEN/DINER/LOUNGE - High gloss handleless white wall drawer and floor units with granite work top, electric oven, four ring induction hob, stainless steel sink with mixer tap, integrated fridge freezer dishwasher, microwave and separate half height freezer, wine fridge, herringbone flooring, spotlights, french doors leading to the garden, log burner, bifolding doors and two skylights.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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LANDING

BEDROOM 1

EN SUITE - Close coupled toilet, pedestal wash basin, jacuzzi style bath, cubicle shower, tiled walls and floor, radiator, spotlights and extractor fan.

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM - Close coupled toilet, pedestal wash basin and bath with an overhead mix shower, radiator, tiled flooring and extractor fan.

SECOND FLOOR

LOFT ROOM - Two storage cupboards and two skylights.

EXTERNALLY - To the front off street parking for multiple cars on a block paved driveway. To the rear a south facing garden with a lawn, patio, decked area, dry sheltered storage and gated access to the field behind

Council Tax Band: E

Tenure: Freehold

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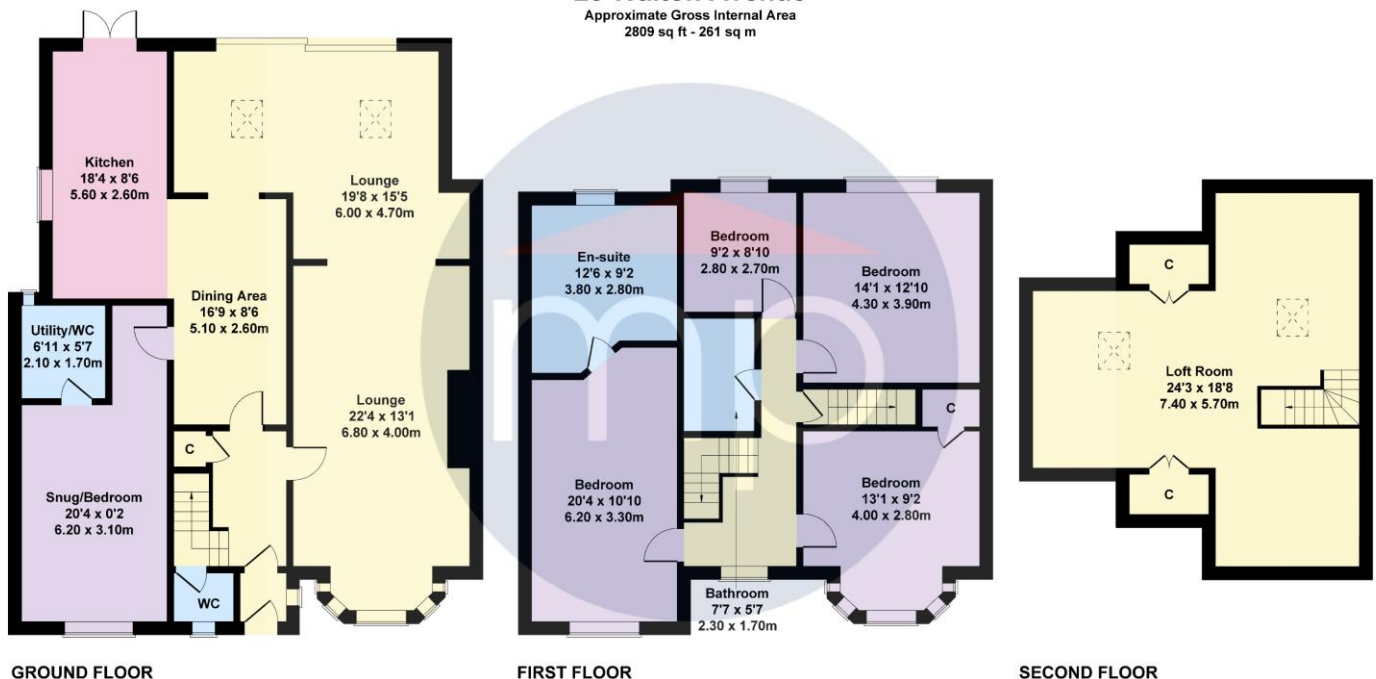


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25 Walton Avenue

Approximate Gross Internal Area
2809 sq ft - 261 sq m



Not to Scale. Produced by The Plan Portal 2026
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