

8 Emerson Avenue, Middlesbrough

£290,000

Michael Poole
SALES · LETTINGS · AUCTIONS



8 Emerson Avenue

Middlesbrough

A Lovely & Modern Four Bedroom Semi Detached Home with Ample Off Street Parking, Three Reception Rooms, Stylish Kitchen & Bathroom Along with a Private Rear Garden & Garage.

- Modern Four Bedroom Semi Detached Home
- Ample Off Street Parking for Multiple Cars
- Three Reception Rooms
- Stylish Kitchen with High Gloss Units
- Handy WC
- Four Good Size Bedrooms
- UPVC Double Glazed Windows
- Modern Bathroom
- Garage to the Rear with Access out to Tollesby Road & Private Rear Garden

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A superb family home offering the size a growing family needs, with good schooling in the area it's sure to be of interest to many families! notable features include three reception rooms, four good sized bedrooms, modern bathroom, stylish kitchen with high gloss units, UPVC double glazed windows, off street parking for multiple cars as well as a garage to the rear, handy WC and well decorated throughout.

The property comprises entrance hall, front lounge, rear lounge, breakfast room and kitchen.

On the first floor there are four bedrooms and a family bathroom.

Externally there is off street parking for multiple cars to the front and to the rear an enclosed rear garden with gated access to the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











GROUND FLOOR

ENTRANCE HALL
Entered via a solid hardwood front door, radiator, stairs leading to the first floor and storage cupboard.

WC
Fitted with a close coupled toilet, wall mounted washbasin with mixer tap.

FRONT LOUNGE
12' 10" x 12' 6" (3.90m x 3.80m)
With fireplace and two radiators.

REAR LOUNGE
12' 2" x 15' 9" (3.70m x 4.80m)
With log burner, upvc French doors leading out to the rear garden and radiator.

BREAKFAST ROOM
11' 2" x 8' 10" (3.40m x 2.70m)
Radiator.

KITCHEN
14' 9" x 9' 2" (4.50m x 2.80m)
Fitted with cream high gloss wall, drawer and floor units, worktop, space for a free standing large gas cooker, matt black extractor fan, sink unit with mixer tap, space for a washing machine, space for a fridge/freezer and space for a dryer. Spotlights to the ceiling and a barn yard style door to the rear garden.

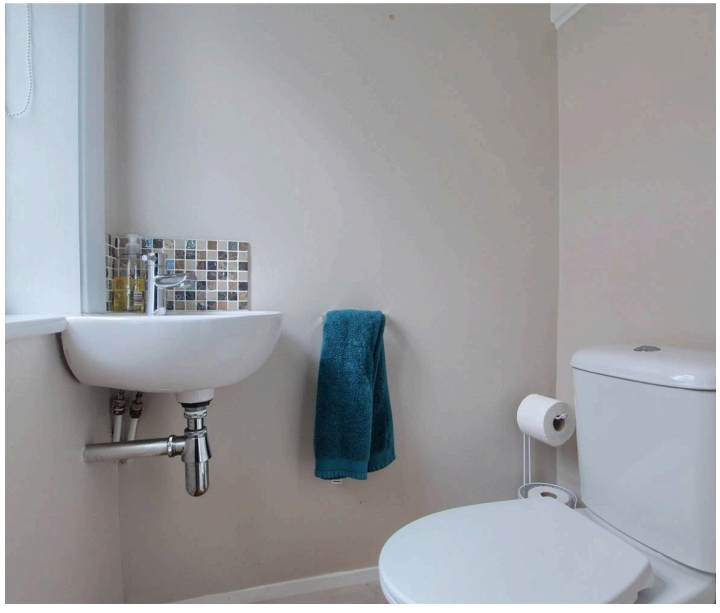
FIRST FLOOR

LANDING
With loft access.

BEDROOM 1
12' 10" x 12' 6" (3.90m x 3.80m)
With radiator and fitted wardrobes.







BEDROOM 2
15' 9" x 9' 6" (4.80m x 2.90m)
With radiator and fitted wardrobes.

BEDROM 3
12' 10" x 11' 2" (3.90m x 3.40m)
With radiator.

BEDROOM 4
8' 2" x 8' 6" (2.50m x 2.60m)
With radiator.

BATHROOM
With close coupled toilet with hidden cistern, vanity wash basin with mixer tap, shower/bath with overhead shower attachment, green tiled walls, chrome towel radiator and an extractor fan.

EEXTERNALLY
To the front of the property there is off street parking for multiple vehicles on a concrete print driveway. The rear garden is fenced enclosed and laid to lawn with patio and concrete print area with gated access to the 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.

















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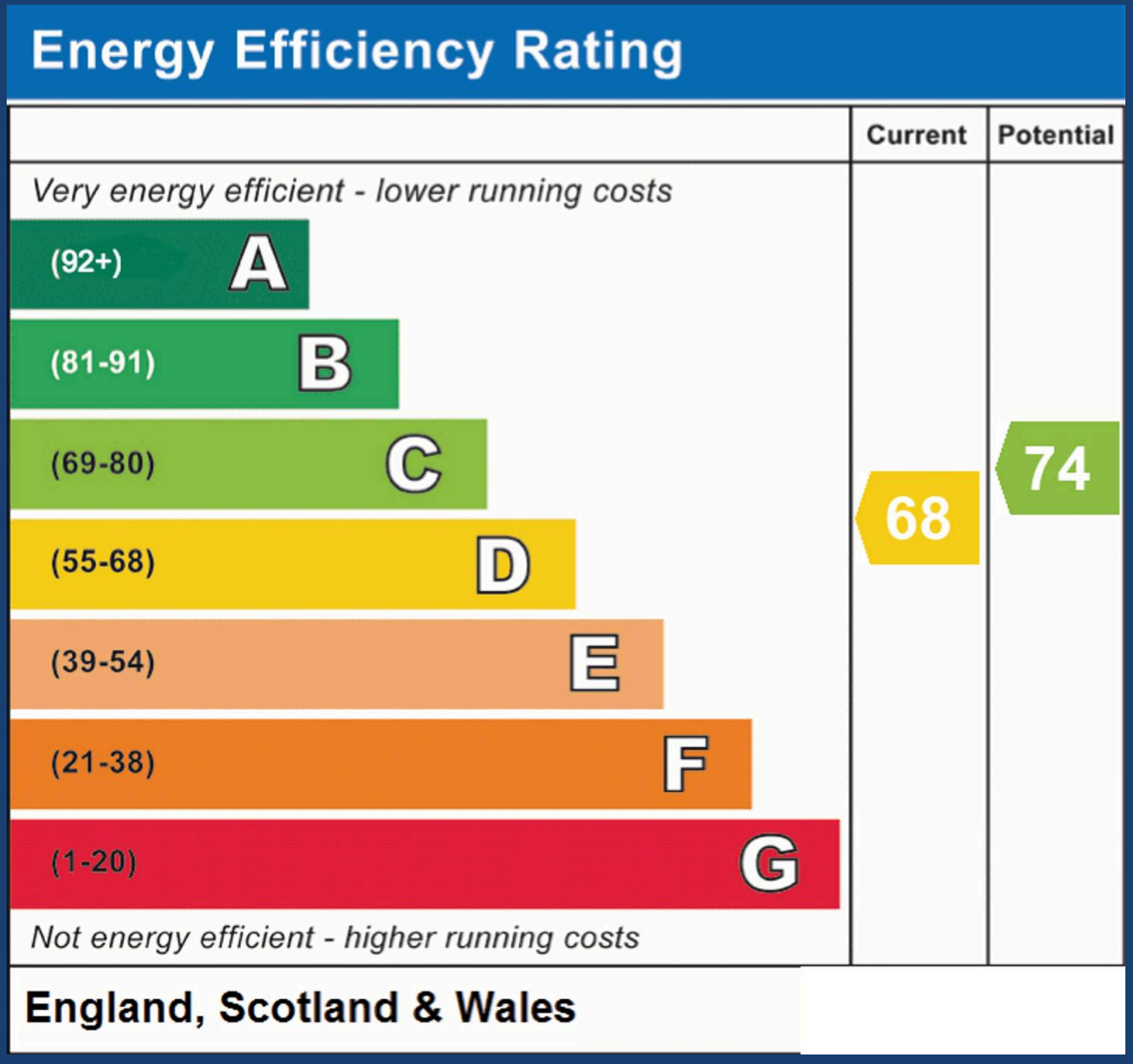
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

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