

13 The Avenue, Middlesbrough

£440,000

Michael Poole
SALES · LETTINGS · AUCTIONS



13 The Avenue

Middlesbrough

With Over 2,600 Sq. Ft of Accommodation, This Extended Detached Five Bedroom Home is Ideal for Both Families & Investors.

- Five Bedrooms, Three Having En-Suite Shower Rooms
- Home Gym in a Detached Building in the Garden
- Spacious Entrance Hall with a Beautiful Staircase
- Extended by Current Owners with Bi-Folding Doors
- Leading to the West Facing Rear Garden
- Gas Central Heating with a Combi Boiler
- Off Street Parking for Multiple Cars
- Over 2,600 Square Ft of Living Space
- Landscaped Rear Garden
- Modern & Stylish Kitchen With Fitted Appliances

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Features of the property include CCTV cameras, gas central heating with a Baxi combi boiler, three reception rooms, bi-folding doors overlooking the landscaped rear garden, three of the five bedrooms have en-suite shower rooms with a further family bathroom, D EPC rating which is very good for a period property, home gym, off street parking for multiple cars, modern kitchen with a good looking range of units and more!

Whether it's your forever home or for an investment HMO, this property will suit all kinds of buyers.

The property comprises entrance porch, hallway, lounge, second lounge, kitchen, utility room, ground floor WC and garden room with bi-folding doors leading to the garden. On the first floor there are three double bedrooms, one with an en-suite and one with a walk-in dressing room, and bathroom. On the second floor there are two further bedrooms, both with en-suites and eaves storage.

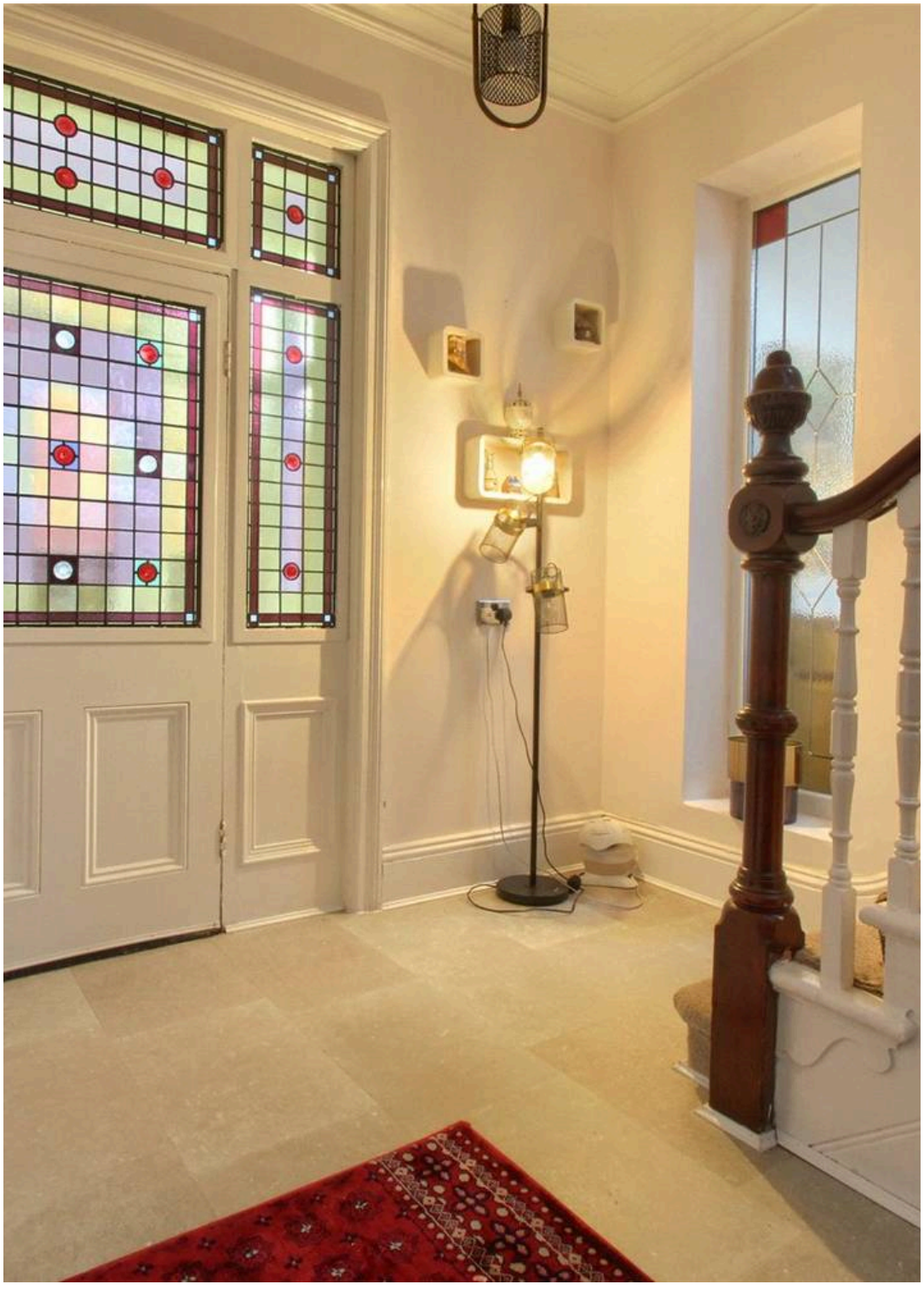
Externally to the front there is off street parking for multiple cars. To the rear is a private patio garden with a water feature and access to the alleyway as well as a home gym which is a detached building.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











GROUND FLOOR

Entrance Porch

Hallway - 5.38m x 3.02m.

Lounge - 5.25m x5.0m

Living Room - 5.95x 4.25m

L' Shaped Kitchen - 3.78m x 7.45m
Cream and purple high gloss wall, drawer, and floor units, roll edge worktops, space for a rangemaster cooker, sink, radiator, and tiled flooring.

Utility Room - 2.06m x 1.37m.

Ground Floor WC - 2.06m x 2.24m.

Garden Room - 7m x 3m.

FIRST FLOOR

Landing

Bedroom One

Bedroom Two plus En-Suite

Bedroom Three Plus Dressing Room

Family Bathroom

SECOND FLOOR

Bedroom Four Plus En-Suite

Bedroom Five Plus En-Suite

Bedroom Six (currently used as gym room)

EXERNALLY
To the front of the property there is off street parking for multiple cars and to the rear there is a landscaped garden with patio area and access to the alleyway.







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.










MEDIUM
TurboWash















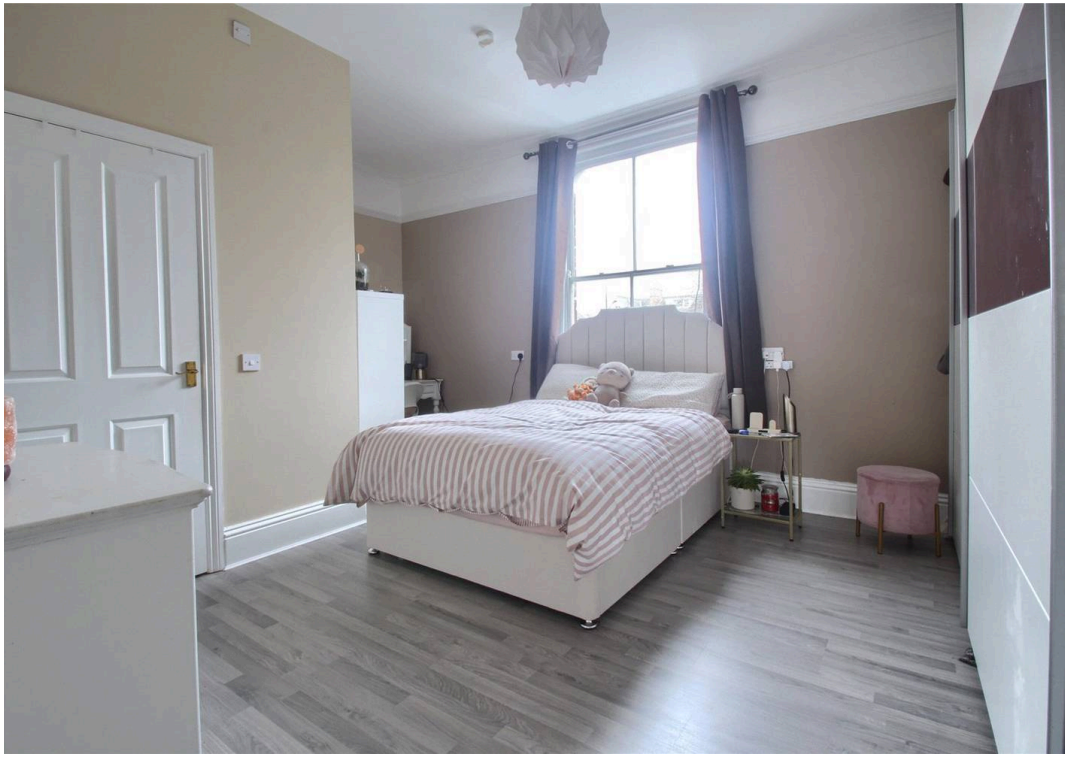










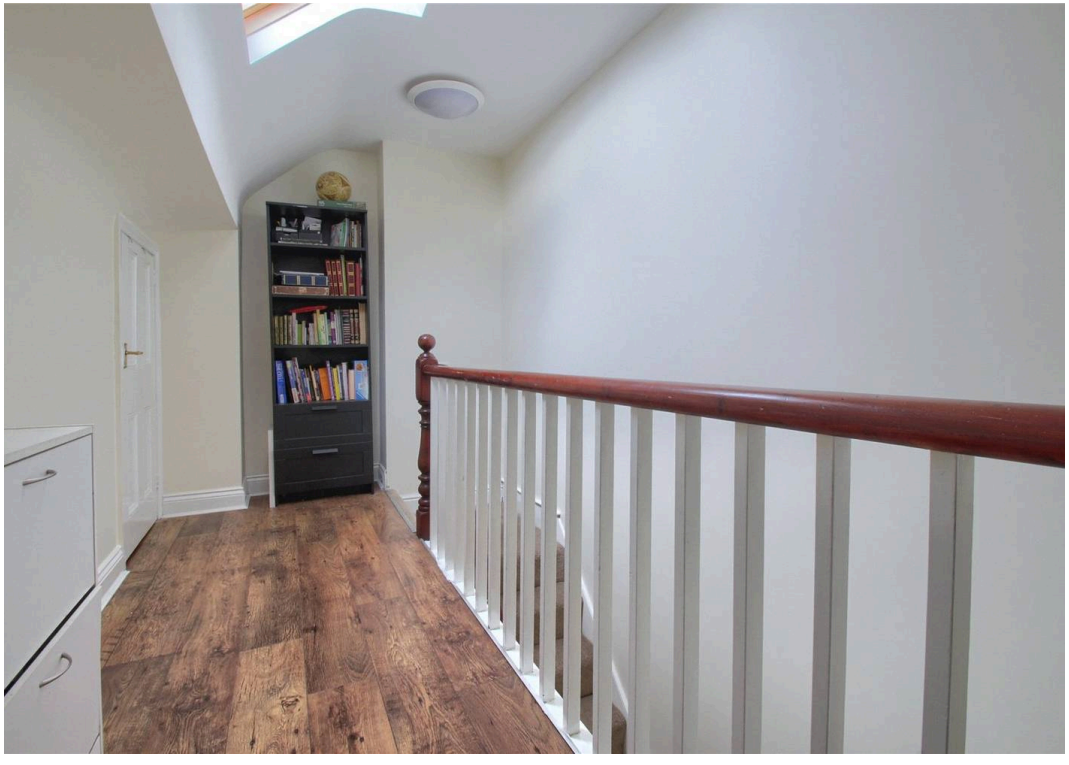














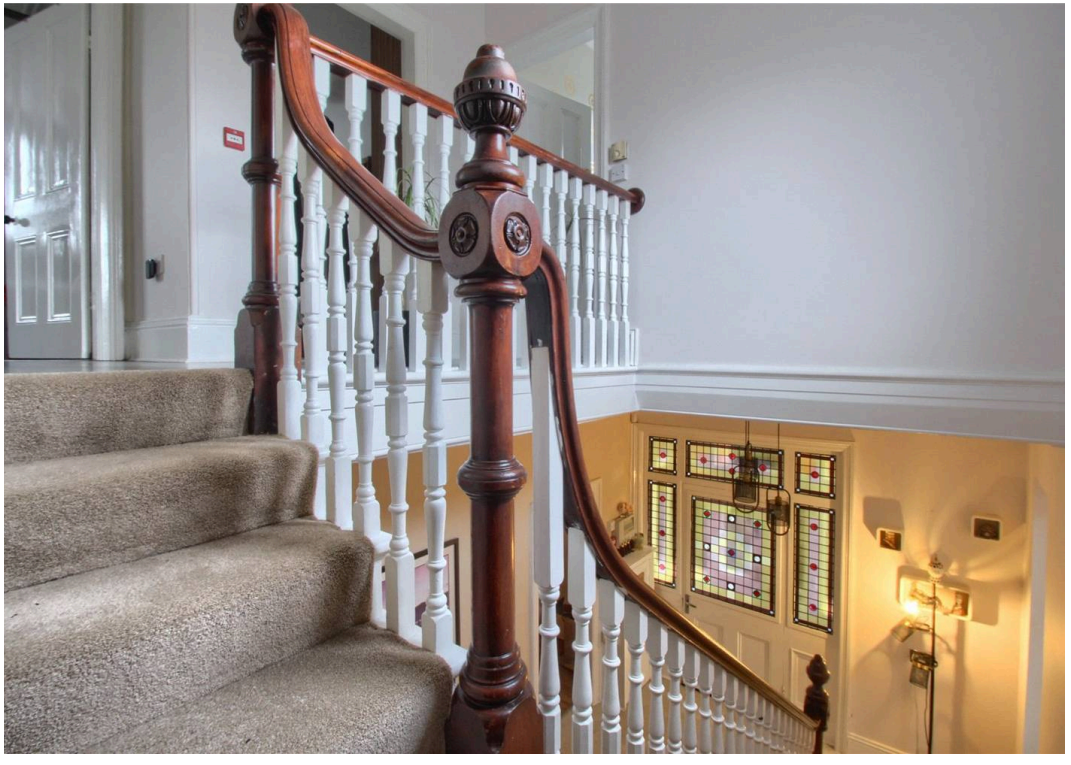










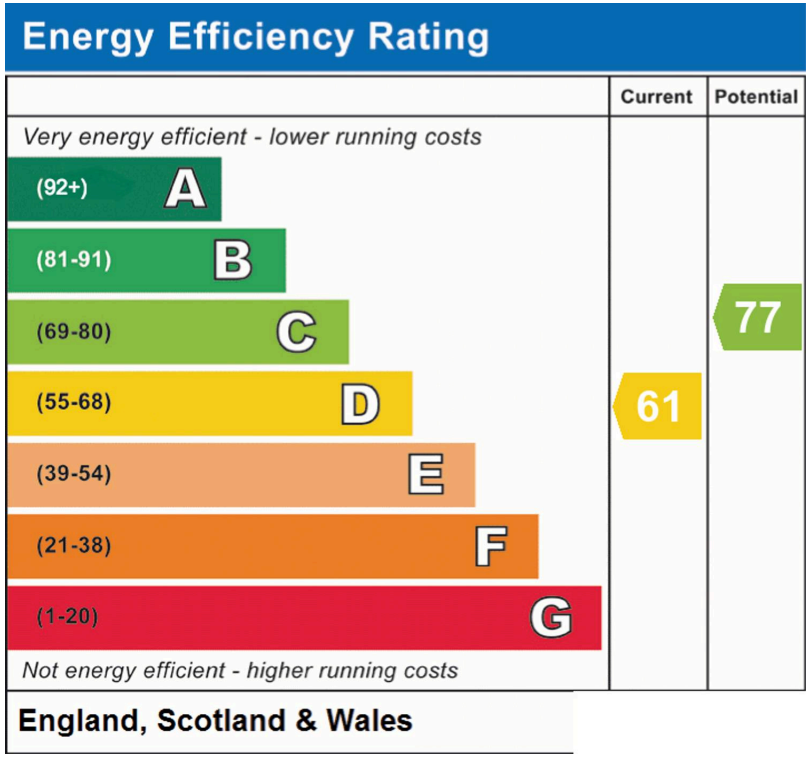











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
77
England, Scotland & Wales

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