



**Bentinck Avenue, Middlesbrough TS5 6RX**

**welcome to**

## **Bentinck Avenue, Middlesbrough**

This beautifully presented three-bedroom detached home is ready to move straight into and offers comfortable, well-proportioned accommodation throughout.

### **Entrance Hall**

Enter through aluminium double glazed door into hallway, staircase to first floor, aluminium double glazed window to front.

### **Lounge**

16' 8" x 12' 3" max ( 5.08m x 3.73m max )  
UPVC double glazed window to front, radiator, TV point, telephone point.

### **Dining Room**

10' 2" x 9' 6" ( 3.10m x 2.90m )  
Aluminium double glazed sliding doors leading to rear garden, radiator, coved cornice to ceiling.

### **Kitchen**

14' 3" x 8' 1" ( 4.34m x 2.46m )  
Range of base and wall units with complementary work surfaces, UPVC double glazed door leading to rear garden, aluminium double glazed window to rear, 1 1/2 bowl sink with draining board and mixer tap, recess for fridge/freezer, under stair storage cupboard, four ring gas hob, extractor fan, integral electric oven, integral grill.

### **Landing**

Timber single glazed window to side.

### **Bathroom**

Tiled floor, wash hand basin with mixer tap and under storage, double shower cubicle with wall mounted shower, aluminium double glazed window to rear, spotlights to ceiling.

### **Separate W/C**

Toilet, tiled floor, timber single glazed window to side.

### **Bedroom 1**

11' 7" x 13' 6" ( 3.53m x 4.11m )  
Aluminium double glazed window to front, radiator, built in wardrobe.

### **Bedroom 2**

11' 7" x 10' 5" ( 3.53m x 3.17m )  
Aluminium double glazed window to rear, radiator, built in storage cupboard.

### **Bedroom 3**

10' 1" x 6' 10" max ( 3.07m x 2.08m max )  
Aluminium double glazed window to front, radiator, storage cupboard built over bulk head.

### **Externally Rear Garden**

Patio seating area, turfed garden, enclosed by timber fencing.

### **Front Garden**

Driveway leading to garage, well manicured lawn.





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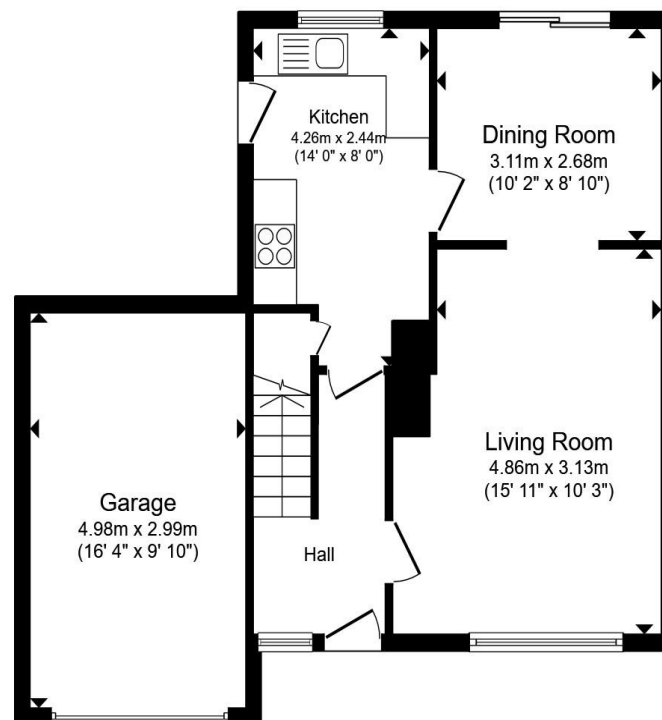
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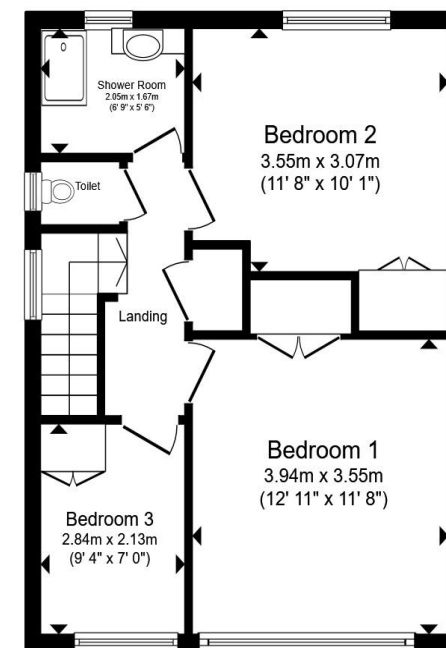
- MODERN KITCHEN
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS REAR GARDEN
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£210,000**



Ground Floor



First Floor

Total floor area 101.6 m<sup>2</sup> (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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