



Brancepeth Avenue, Middlesbrough TS3 7NB

welcome to

Brancepeth Avenue, Middlesbrough

This beautifully presented two-bedroom semi-detached home is ready to move straight into and is offered with vacant possession, making it an ideal choice for first-time buyers, downsizers or investors.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Staircase to first floor.

Kitchen

11' 4" x 8' 4" (3.45m x 2.54m)

Range of base and wall units with complementary work surfaces, integral electric oven, four ring induction hob, chimney stainless steel extractor, integral fridge/freezer, spotlights to ceiling, sink with mixer tap, UPVC double glazed window to rear, archway leading to dining area, UPVC double glazed french doors to rear garden.

Lounge

12' 4" x 11' 5" (3.76m x 3.48m)

UPVC double glazed bow window to front, radiator.

Landing

Bedroom 1

14' 11" x 9' 10" (4.55m x 3.00m)

Two UPVC double glazed windows to front, built in storage cupboard, radiator.

Bedroom 2

13' 6" x 9' 10" (4.11m x 3.00m)

UPVC double glazed window to rear, radiator.

Bathroom

Vanity style wash hand basin, bath with over bath shower, UPVC double glazed frosted window to rear, toilet, radiator.

Externally Rear Garden

Laid to lawn, decking area.

Front Garden





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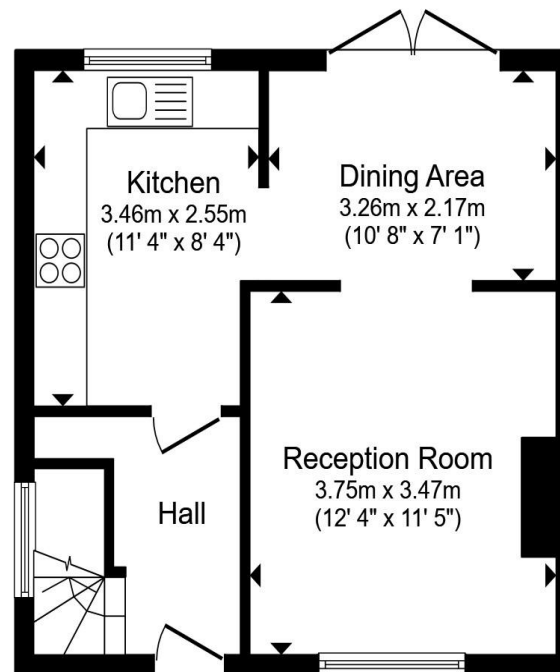
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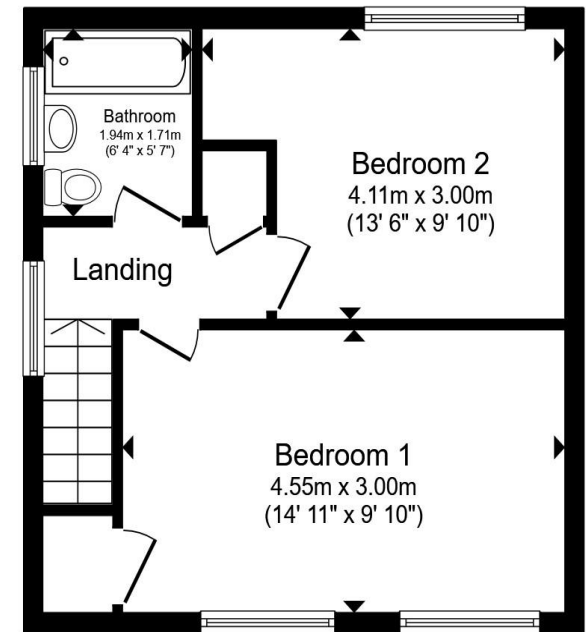
- MODERN KITCHEN
- TWO- WELL PROPORTIONED BEDROOMS
- LIVING & DINING ROOMS
- IDEAL FOR FIRST TIME BUYERS
- REAR GARDEN

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

£115,000



Ground Floor



First Floor

Total floor area 71.2 m² (766 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


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Property Ref:
MAR112420 - 0002

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