



**Brookfield Avenue, Middlesbrough, TS5 8HA**  
**3 Bed - House - Detached**  
**£259,995**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

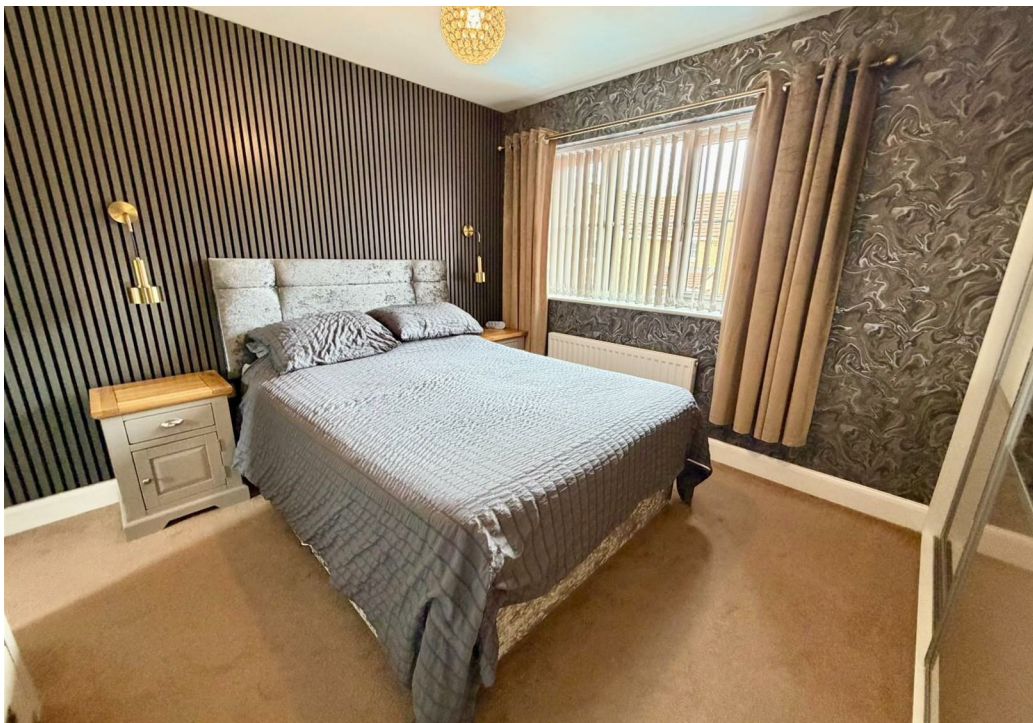


## Brookfield Avenue, TS5 8HA

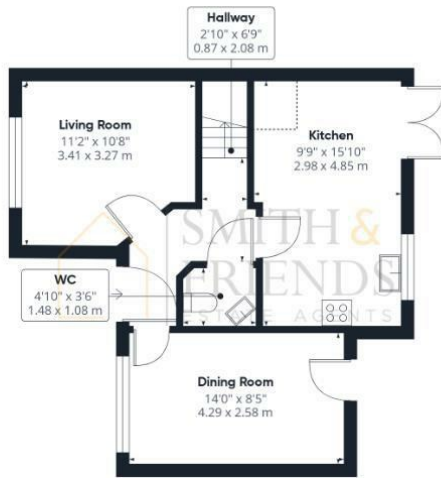
Smith & Friends are delighted to offer to the market this beautifully three bedroom detached home built by Miller Homes to the 'Tweed' design. The home is situated on a lovely development in the TS5 area and at the head of a cul-de-sac. The well cared for the accommodation briefly comprises; entrance hall cloakroom w/c, cosy living room to the front aspect, a well-equipped open plan kitchen/diner with a range of modern high gloss units with access to the garden.

The integral single garage has been converted and currently used as a dining room with a store cup board behind. The first floor has master bedrooms with fitted wardrobes and shower room en-suite, two further bedrooms with fitted wardrobes and family bathroom with a modern white suite. Externally to the front is a low maintenance garden which has artificial lawn and there's a double width paved driveway. To the rear is an attractive garden which is mainly laid to lawn with a resin patio and well stocked borders. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



Approximate total area<sup>m</sup>

949 ft<sup>2</sup>  
88.1 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

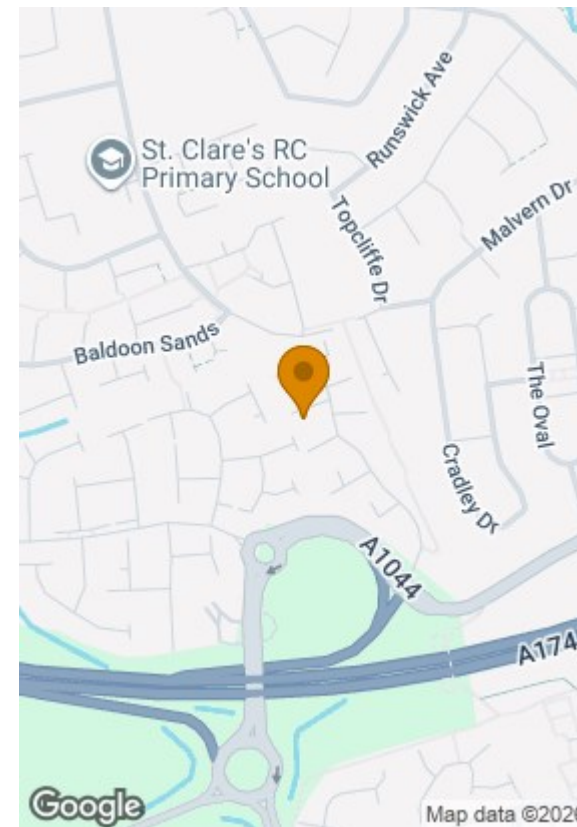
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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