Coates Avenue, TS4 3AQ
3 Bed - House - Semi-Detached
Offers Over £195,000

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

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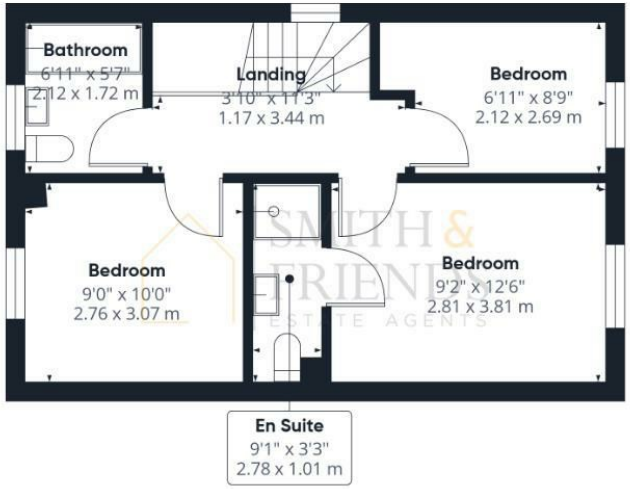
Situated within a popular modern residential development, within close proximity to Tennis World, Middlesbrough Sports Village and Stewarts Park Avenue. This beautifully presented three-bedroom semi-detached property offers spacious and contemporary accommodation throughout. With no chain involved the property would make the ideal purchase for first-time buyers, young families and professionals alike. The deceptively spacious living accommodation briefly comprises; entrance hall, downstairs WC, living room with doors opening the garden and modern fitted kitchen and downstairs WC. To the first floor landing are three bedrooms, the master has the benefit of an en-suite and a modern family bathroom. Externally the property is positioned on a corner plot, with a small garden to the front and an enclosed garden to the rear which is mainly laid to lawn. Viewings come home highly recommended to fully appreciate.

Ground Floor



Floor 1

Approximate total area(1)

803 ft²

74.5 m²

(1) Excluding balconies and terraces

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

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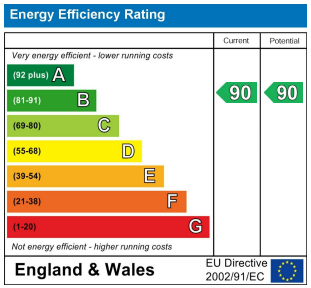

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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