



**Middleton Avenue, Thornaby, Stockton-On-Tees,
TS17 0HE
3 Bed - House - Semi-Detached
£210,000**

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



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Middleton Avenue, Thornaby, TS17 0HE

This beautifully renovated home presents an excellent opportunity for first-time buyers and families alike, offering stylish, modern accommodation throughout and being ready to move straight into. Having been fully renovated to a high standard, the property is offered to the market with no forward chain and vacant possession, making it an ideal purchase for those looking for a straightforward move.

Upon entering, you are welcomed by a spacious entrance hallway leading into a bright and inviting open-plan lounge/diner, providing an excellent space for both relaxing and entertaining. The modern fitted kitchen is finished to a high standard and benefits from an integrated fridge/freezer, along with access to the rear garden.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom, complete with a bath and separate shower cubicle, offering a practical and modern space for everyday family living.

Externally, the property boasts an enclosed rear garden, mainly laid to lawn with a paved patio area, creating a pleasant outdoor space for seating, entertaining and family use. To the front, there is a generous driveway providing ample off-road parking, together with a garage.

Location: Ideally situated close to a range of local amenities, well-regarded schools and everyday shopping facilities, with excellent access to the A19, providing convenient links to surrounding areas and major road networks.

Entrance Hallway

Entrance door, stairs to upper, flooring, 1 x radiator and storage.

Lounge/Diner

1 x front, 1 x rear double glazed windows, 2 x radiators and flooring.

Kitchen

Rear double glazed window, side access door, tiled flooring and storage.

Landing

Carpet flooring, side double glazed window and loft access.

Bathroom

Shower cubicle, tiled flooring, bath, w/c, wash hand basin, heated towel rail, spotlights and rear double glazed window.

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.









Ground Floor



Floor 1



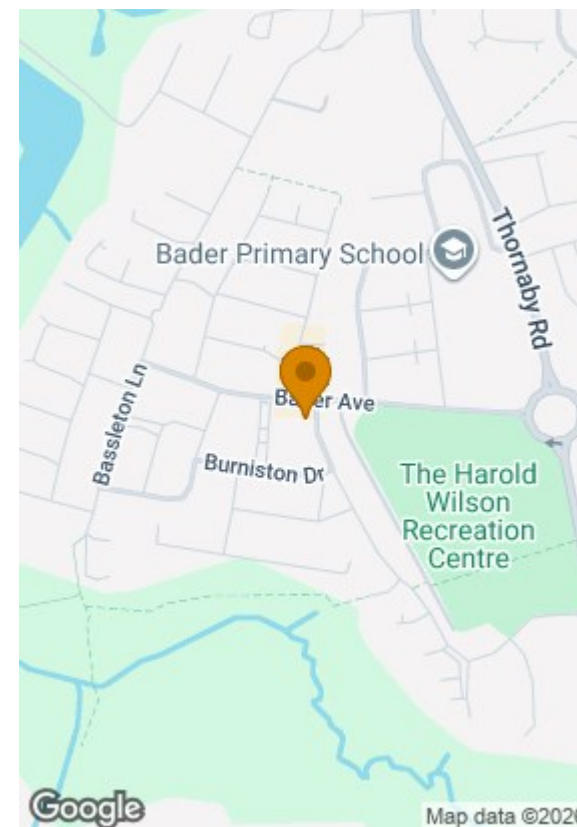
Approximate total area⁽¹⁾

846 ft²
78.5 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(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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