



**Grantley Avenue, Middlesbrough TS3 9HN**

**welcome to**

## **Grantley Avenue, Middlesbrough**

This well-presented three-bedroom semi-detached home offers spacious and practical accommodation, making it an ideal choice for first-time buyers, families and investors alike.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator.

### **Lounge**

13' 5" x 12' 4" ( 4.09m x 3.76m )

UPVC double glazed window to rear, radiator, TV point, telephone point.

### **Kitchen**

18' 8" x 9' 9" ( 5.69m x 2.97m )

Range of base and wall units with complementary work surfaces, recess for appliances, integral electric oven, four ring gas hob, UPVC double glazed door leading to rear.

### **Landing**

Void loft access.

### **Bedroom 1**

13' 5" x 10' 5" ( 4.09m x 3.17m )

UPVC double glazed window, radiator.

### **Bedroom 2**

12' 4" x 9' 10" ( 3.76m x 3.00m )

UPVC double glazed window, radiator.

### **Bedroom 3**

8' 7" x 8' 2" ( 2.62m x 2.49m )

UPVC double glazed window, radiator.

### **Bathroom**

Bath, wash hand basin, toilet, UPVC double glazed window.

### **Externally**

#### **Rear Garden**

Fully turfed garden, patio area.

### **Front Garden**

Driveway leading to garage.

### **Agents Notes:**

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.





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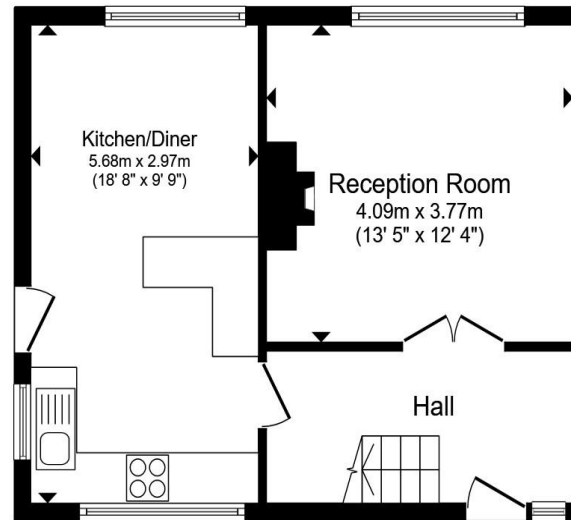
## Grantley Avenue, Middlesbrough

- READY TO MOVE INTO
- OPEN KITCHEN/DINING AREA
- IDEAL FOR FAMILIES OR FIRST TIME BUYERS ALIKE
- LARGE REAR GARDEN
- DRIVEWAY LEADING TO GARAGE

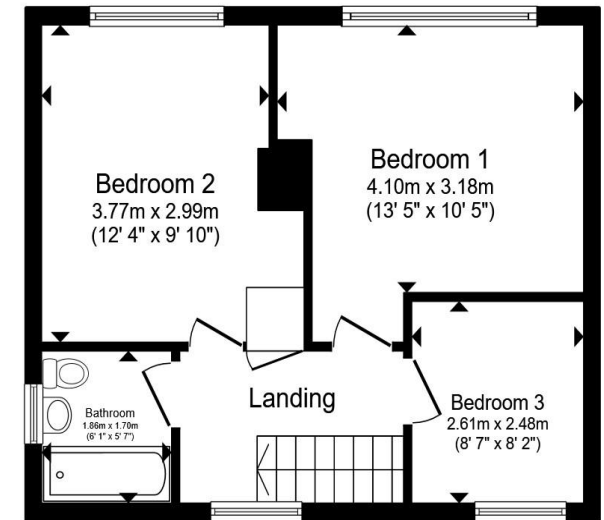
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£110,000**



Ground Floor



First Floor

Total floor area 80.3 m<sup>2</sup> (864 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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