



The Avenue, Nunthorpe

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The Avenue, Nunthorpe

Offers over £220,000

- Stunning open-plan lifestyle kitchen.
- Five bedrooms.
- Prime residential location.
- Two reception rooms.
- Log burner.

Accommodation comprises
Ground floor: Entrance hallway, Living room, Sitting room, Lifestyle kitchen.

First floor: Four bedrooms and Bathroom.

Second floor: Bedroom.

Externally: Driveway providing private off street parking and rear garden.

Entrance hallway

Composite entry door and staircase providing first floor access.

Living room

*4.25 x 3.21 (13'11" x 10'6")
Front aspect PVCu double glazed window.*

Sitting room

*6.62 x 2.93 (21'9" x 9'7")
Front aspect PVCu double glazed window.*

Lifestyle kitchen

*8.56 x 5.96 (28'1" x 19'7")
Comprising an attractive range of fitted base and wall units with matching work surfaces.
Appliances to include;
Stainless steel sink unit with mixer tap, stainless steel extractor hood, space for American style Fridge/Freezer*

and plumbing for washing machine. Double glazed bi-folding doors provide external access to the rear garden.

Lifestyle kitchen

First floor

Bedroom one

*3.27 x 4.31 (10'9" x 14'2")
PVCu double glazed window to the front aspect.*

Bedroom two

*2.86 x 3.35 (9'5" x 11'0")
PVCu double glazed window to the front aspect.*

Bedroom three

*3.39 x 2.38 (11'1" x 7'10")
PVCu double glazed door opens out to the balcony.*

Bedroom four

*2.57 x 1.95 (8'5" x 6'5")
PVCu double glazed window to the rear aspect.*

Bathroom

*2.77 x 1.86 (9'1" x 6'1")
Fully tiled bathroom with a modern white suite comprising: Free standing bath with side fill mixer tap, fully tiled shower enclosure with wall mounted mains shower, wash hand basin with mixer tap incorporating*

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vanity unit and close coupled WC with concealed cisterna and button flush.

Second floor

Bedroom five

5.78 x 2.80 (19'0" x 9'2")
With velux windows.

Externally

Driveway providing private off street parking.

Rear garden

Low maintenance private rear garden with fenced boundaries. Brick built pizza oven included.

General information

Council tax band

The property is assessed by Middlesbrough Billing Authority currently in tax band C.

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