



PH ESTATE AGENTS



40 Millbrook Avenue
, Middlesbrough, TS3 9DZ

£550 PCM



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Reception Room

The living room is positioned to the front of the property and offers a bright and comfortable space. A large window allows for plenty of natural light, while the neutral décor and feature wallpapered chimney breast create a welcoming focal point. The room is well-proportioned and easily accommodates a range of lounge furniture.

Kitchen

To the rear, the kitchen provides a range of base units with contrasting work surfaces and tiled splashbacks. There is ample space for freestanding appliances and food preparation, along with a stainless-steel sink positioned beneath the window overlooking the rear aspect. The layout offers good storage and scope for modernisation if desired.

Utility

Beyond the kitchen is a useful rear hall/utility space with additional storage units and access to the ground floor WC.

Bedroom One

The main bedroom is a generous double room positioned at the front of the property. It features neutral décor, fitted storage

cupboards, and a large window allowing for excellent natural light. There is ample space for a double bed and additional bedroom furniture.

Bedroom Two

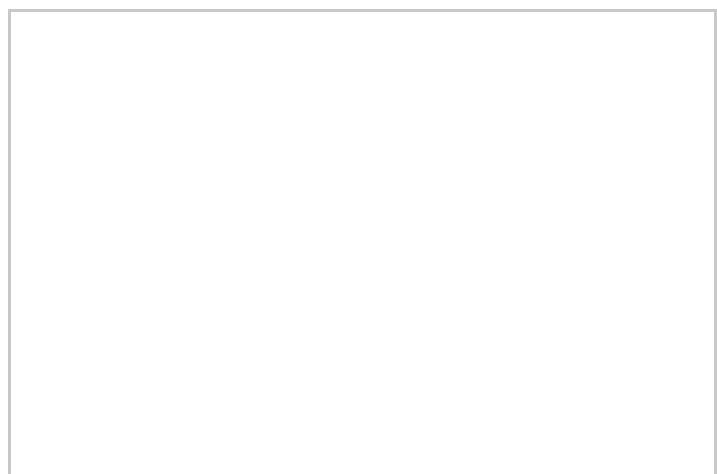
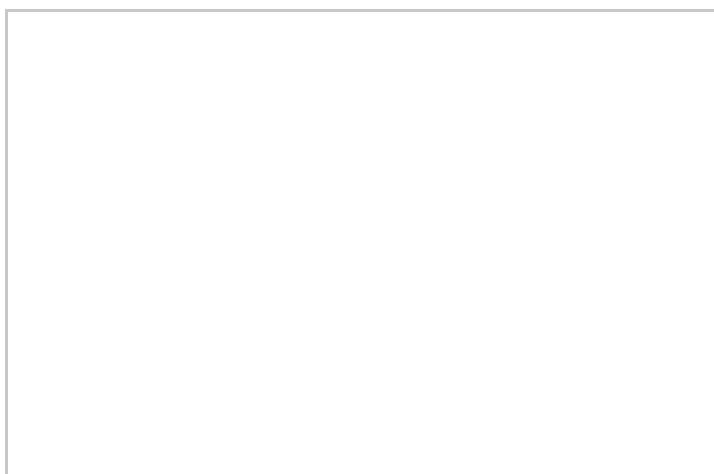
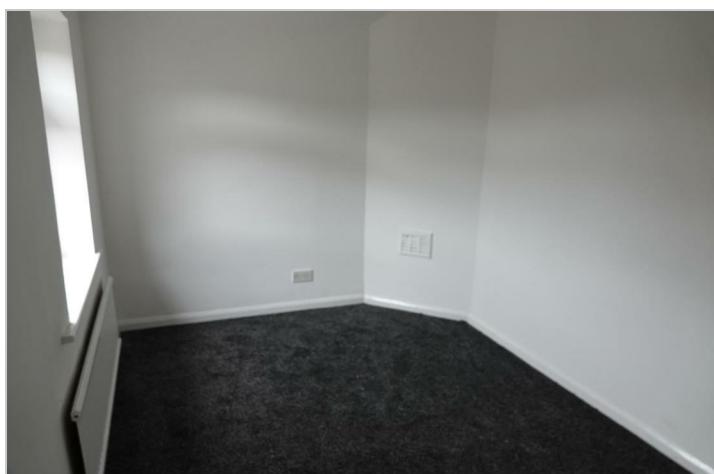
The second bedroom is a well-proportioned single room overlooking the rear. It benefits from a bright, neutral finish and would make an ideal guest room, nursery, or home office.

Bedroom Three

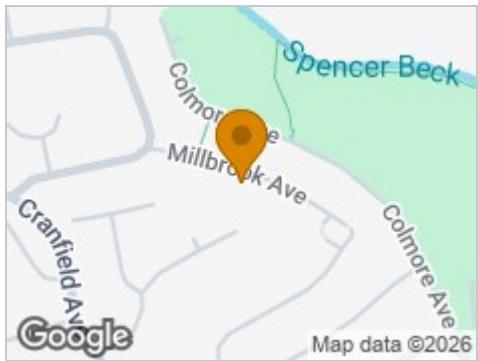
The third bedroom is a well-proportioned single room overlooking the rear. It benefits from a bright, neutral finish and would make an ideal guest room, nursery, or home office.

Bathroom

The family bathroom comprises a panelled bath with mixer taps, pedestal wash basin, and low-level WC. The space is finished with easy-maintenance wall panelling and benefits from a frosted window providing natural light and ventilation.



Road Map



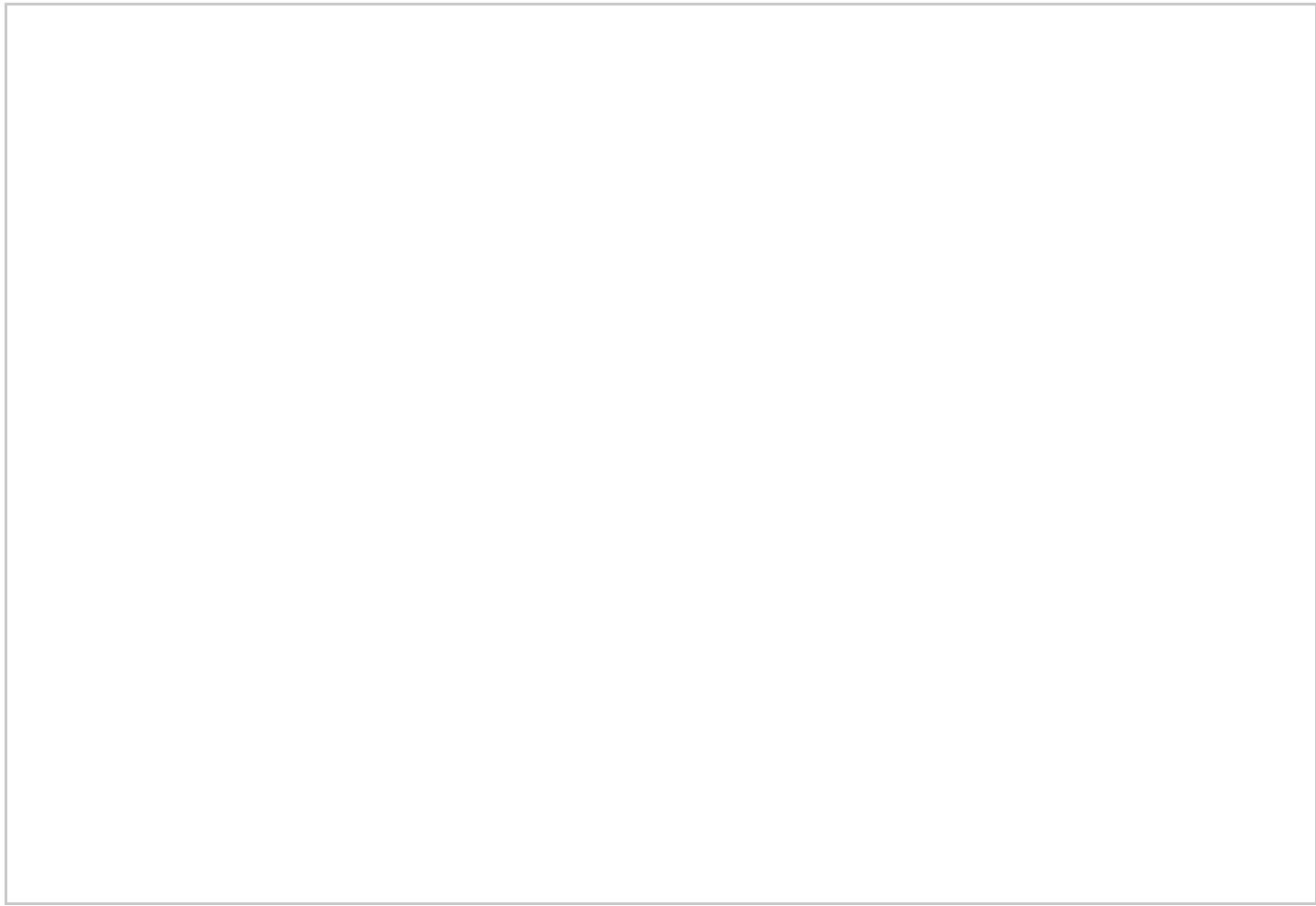
Hybrid Map



Terrain Map



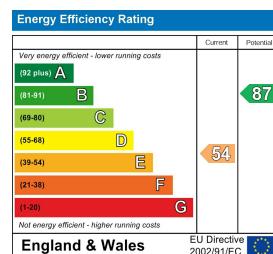
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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