



PH ESTATE AGENTS



9 Hartforth Avenue
, Middlesbrough, TS5 8SH

£1,200



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PROPERTY INFORMATION

EPC Rating - C

Council Tax Band C

PORCH

Entering from the front aspect of the property, you step into a bright and welcoming porchway, thoughtfully designed to provide an ideal space for storing coats, shoes, and other outdoor wear.

HALLWAY

RECEPTION ROOM

The reception room is generously proportioned and comfortably accommodates a two-piece suite along with additional storage units. It features a UPVC double-glazed bay window that allows plenty of natural light, a fire surround with inset fire creating a focal point, and a radiator for added comfort. The room also benefits from a direct connection to the kitchen diner, enhancing the flow of the living space.

KITCHEN DINER

The kitchen benefits from a comprehensive range of dark wood wall, base, and drawer units, offering ample storage, and is equipped with a built-in electric oven with a gas hob above, along with space for freestanding

appliances. The adjoining dining area flows seamlessly from the kitchen and comfortably accommodates a large dining table, making it ideal for family meals and entertaining. From this space, sliding patio doors provide access to the conservatory, enhancing the sense of light and connection to the outdoors.

CONSERVATORY

The conservatory is accessed from the kitchen diner and benefits from a dwarf wall surround with UPVC double-glazed windows and French doors that open out into the garden. Flooded with natural light, this versatile space can be adapted to suit a variety of uses, such as an additional sitting area, dining space, or home office, while enjoying views over the garden.

LANDING

The landing gains access to the four spacious bedrooms, family bathroom and loft

BEDROOM ONE

Bedroom one is generously sized and comfortably accommodates a double bed along with larger storage units. The room is further enhanced by a UPVC double-glazed window providing natural light and a radiator for year-round comfort.

BEDROOM TWO

The second bedroom is well proportioned and offers ample space for a double bed and larger storage units. It features a UPVC double-glazed window, a radiator, and laminate flooring. This bedroom further benefits from its own en-suite, which comprises a three-piece suite including a step-in shower cubicle, hand basin, and low-level WC.

BEDROOM THREE

The third bedroom provides space for a single bed along with limited storage units and is fitted with a UPVC double-glazed window that allows natural light to enter, as well as a radiator for added comfort.

BEDROOM FOUR

The fourth bedroom is of a good size and can comfortably accommodate a small double bed along with limited storage units. The room

benefits from a UPVC double-glazed window providing natural light and a radiator for comfort.

FAMILY BATHROOM

The bathroom comprises a three-piece suite including a panelled bath, hand basin, and low-level WC. It features a tiled surround for practicality and style, a frosted UPVC double-glazed window providing natural light and privacy, and a radiator for added comfort.

EXTERNAL

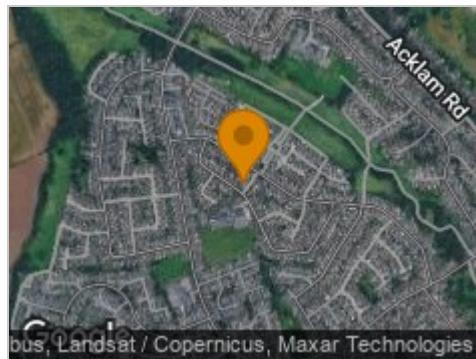
The property benefits from a driveway and garage, providing ample off-street parking, and boasts a spacious rear garden perfect for outdoor activities and entertaining. Conveniently located, it is just a short walk from local amenities, schools, and bus links, making it an ideal family home.



Road Map



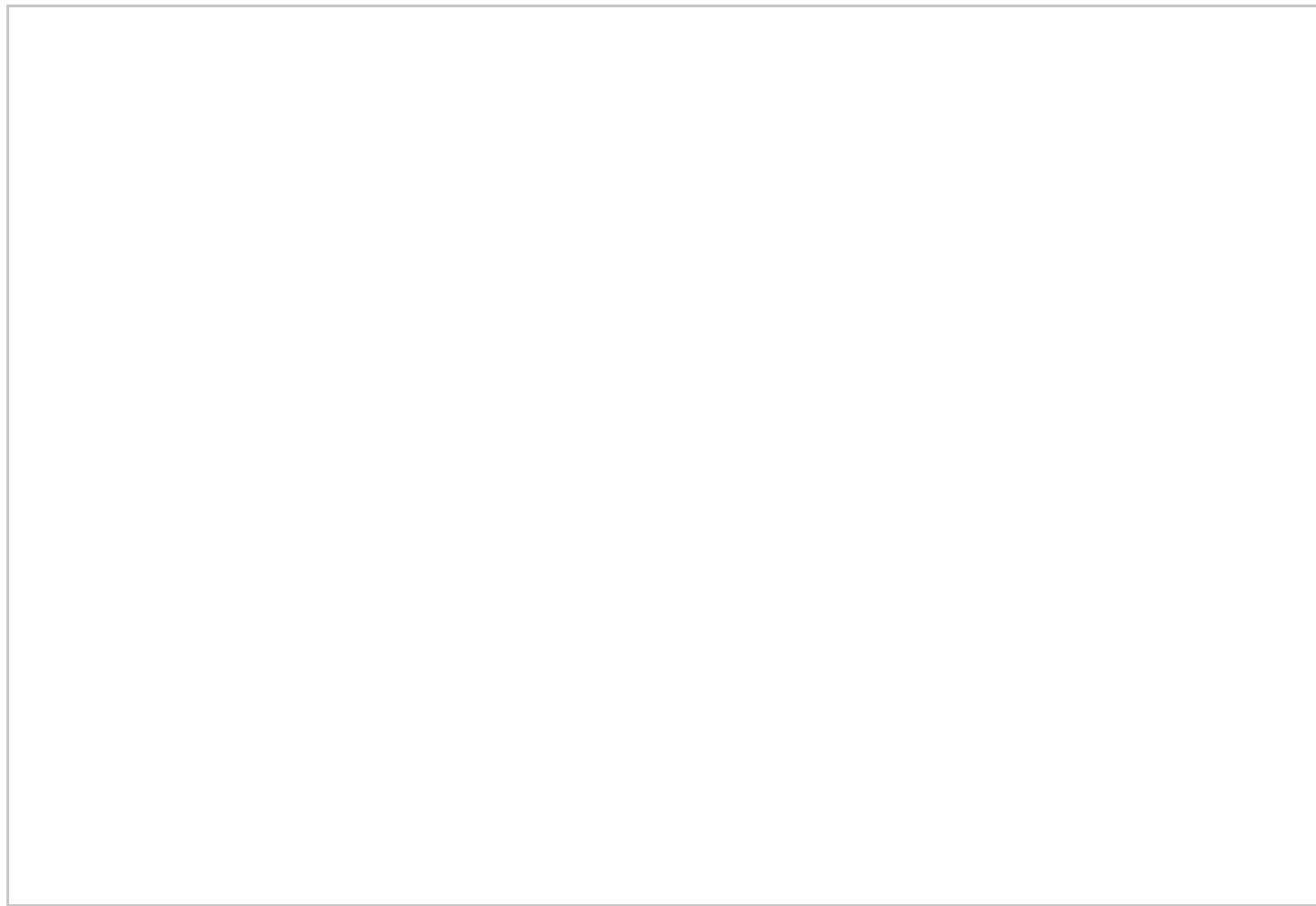
Hybrid Map



Terrain Map



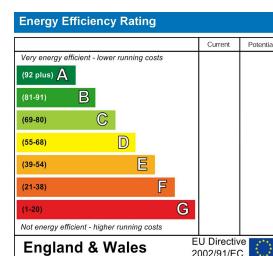
Floor Plan



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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