



PH ESTATE AGENTS



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, Middlesbrough, TS3 9LR

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HALLWAY

13'3" x 5'10" (4.04m x 1.78m)

Step through the carefully tended front garden and into a sunlit hallway, where natural light spills across polished floors. The entryway opens up to the main reception room and a spacious kitchen, with a staircase leading to the upper floor. Tucked beneath the stairs, you'll find a convenient storage area—perfect for keeping things tidy and out of sight.

RECEPTION ROOM

13'3" x 12'3" (4.04m x 3.73m)

Tucked away at the back of the house, the reception room feels inviting and spacious, easily fitting a comfortable two-piece suite along with extra storage for all your essentials. A classic fire surround serves as a cozy focal point, while a large window lets in plenty of natural light. The room is kept warm by a radiator, and a door at one end leads seamlessly into the dining room beyond.

DINING ROOM

9'9" x 9'4" (2.97m x 2.84m)

At the back of the house, the dining room offers plenty of space for a large table—perfect for family dinners or entertaining guests. Natural light streams in through a generous window, while a radiator keeps the room comfortable year-round. One door leads directly into the kitchen, making serving meals easy, and another opens into the reception room, creating a welcoming flow between the main living areas.

KITCHEN

9'9" x 8'9" (2.97m x 2.67m)

The kitchen features light-colored cabinets and drawers, paired with striking dark countertops that

create a modern contrast. There's plenty of room for your choice of free-standing appliances, making the space both functional and flexible. Sunlight filters in through a UPVC double glazed door, which opens to the side of the property, while an interior door connects the kitchen seamlessly to the hallway and the dining room, offering a natural flow for both everyday living and entertaining.

LANDING

9'0" x 6'0" (2.74m x 1.83m)

Flooded with natural light, the airy landing serves as a central hub, opening onto three generously sized bedrooms, a well-appointed bathroom, and a versatile loft space. A side-facing window offers a pleasant view, drawing in the gentle glow of the outdoors and lending a warm, inviting atmosphere to this part of the home.

BEDROOM ONE

9'10" x 12'3" (3.00m x 3.73m)

Tucked away at the back of the house, the first bedroom offers a peaceful retreat, easily spacious enough for a double bed and generous storage units. Natural light filters in through the window, highlighting the room's clean lines and making the space feel even more inviting. A built-in storage cupboard adds convenience, while a radiator ensures the room stays comfortable year-round.

BEDROOM TWO

11'7" x 10'3" (3.53m x 3.12m)

Tucked away at the back of the home, the second bedroom offers a generous layout that easily accommodates a double bed along with larger storage pieces, such as a wardrobe or chest of drawers. Natural light spills in through the window,

creating a bright and welcoming atmosphere, while the radiator ensures the space stays cozy year-round. There's also a built-in storage cupboard, perfect for keeping the room tidy and organized.

BEDROOM THREE

8'6" x 8'0" (2.59m x 2.44m)

The third bedroom sits at the front of the house, where sunlight filters in through a well-placed window. It's sized just right for a single bed, with enough room to squeeze in a small wardrobe or chest of drawers. A radiator beneath the window keeps the space cozy, making it a comfortable retreat despite its compact footprint.

FAMILY BATHROOM

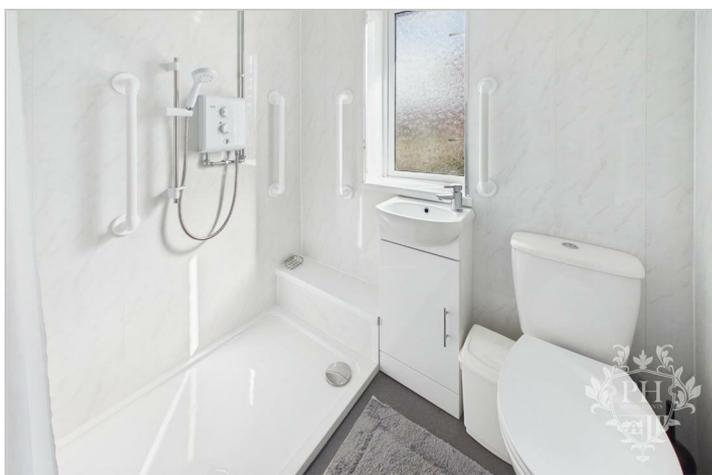
5'5" x 6'0" (1.65m x 1.83m)

The bathroom has been thoughtfully updated and now features a sleek wet room design. An electric shower sits neatly above a spacious tray, enclosed by a smooth-gliding glass door that keeps water contained while adding a modern touch. There's a contemporary hand basin with clean lines, paired with a low-level toilet for easy access. The walls are finished with elegant, easy-to-clean cladding that gives the space a fresh, polished feel. Natural light

filters in through a frosted window, providing privacy without sacrificing brightness, and a well-placed radiator ensures the room stays warm and comfortable year-round.

EXTERNAL

The property features a charming, fully fenced front garden—perfect for relaxing outdoors or letting children play safely. At the back, you'll find an expansive rear garden with plenty of room for gardening, entertaining, or unwinding in the fresh air. Convenient communal on-street parking is available right in front of the house. Plus, you're only a short walk or quick drive from local shops, schools, and all the conveniences of Cargo Fleet Lane.



Road Map



Hybrid Map



Terrain Map



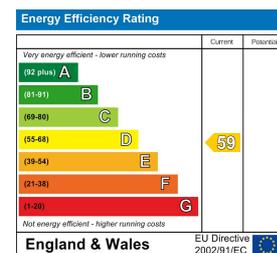
Floor Plan



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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