



## 69 Deepdale Avenue

, Middlesbrough, TS4 3BQ

Offers In The Region Of £89,950



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## HALLWAY

6'0" x 11'6" (1.83m x 3.51m)

Stepping in from the front garden, you find yourself in a welcoming hallway. From here, you can head straight into the reception room or take the stairs up to the first floor.

## RECEPTION

12'6" x 16'9" (3.81m x 5.11m)

The reception room offers ample space for a comfortable two-piece sofa set, along with extra storage units to keep everything neatly organized. Sunlight filters in through the large window, brightening the room and creating a warm, welcoming atmosphere. A well-placed radiator ensures the space stays cozy all year round, and from here, you can easily make your way into the kitchen diner.

## KITCHEN/ DINER

18'11" x 8'0" (5.77m x 2.44m)

The kitchen could use some updating, but it's a bright space with rows of white cabinets lining the walls and plenty of storage in both the base and drawer units. Sunlight pours in through the window, giving the room an airy feel, while a radiator keeps things cozy when it's cold outside. A door at the far end leads directly into the utility room, making it easy to tackle laundry or other chores without leaving the heart of the home.

## UTILITY

5'6" x 5'10" (1.68m x 1.78m)

The utility room offers plenty of extra space for both the washer and dryer, and it's brightened by a window that lets in natural light. There's also a door that makes it easy to step outside or close off the space when needed.

## LANDING

7'5" x 7'2" (2.26m x 2.18m)

The landing gains access to the properties three bedrooms, bathroom and loft.

## BEDROOM ONE

8'1" x 11'1" (2.46m x 3.38m)

The first bedroom sits at the front of the house, offering plenty of room for a double bed as well as generous storage options like a large wardrobe or chest of drawers. Sunlight pours in through the wide window, while a radiator beneath ensures the space stays warm and inviting.

## BEDROOM TWO

11'3" x 10'6" (3.43m x 3.20m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat, spacious enough for a comfortable double bed and generous storage units. Natural light filters in through the window, while a radiator keeps the room warm and inviting.

### BEDROOM THREE

9'7" x 7'9" (2.92m x 2.36m)

The third bedroom sits at the front of the house, catching plenty of natural light through its window. There's just enough space for a small double bed, and while you can squeeze in a couple of larger storage units, things will feel a bit cozy. A radiator keeps the room warm, making it a practical—if compact—space.

### FAMILY BATHROOM

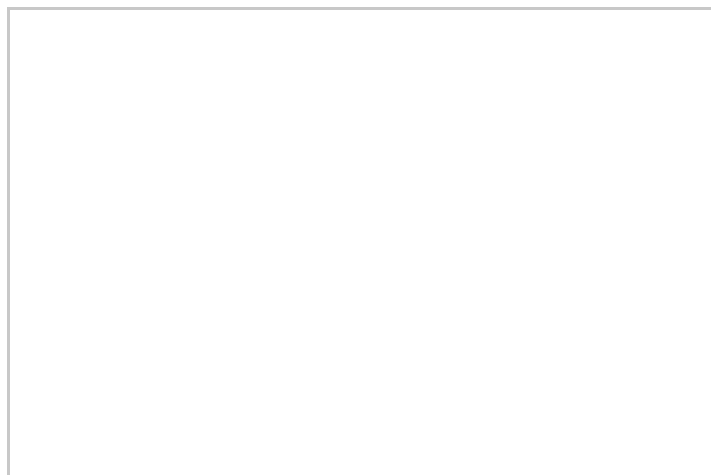
7'4" x 6'0" (2.24m x 1.83m)

The bathroom has a bathtub with a shower, a sink, and a toilet. There's a frosted window that lets in light but keeps things private, a radiator for heat, and the walls are covered with cladding.

### EXTERNAL

This home features both spacious front and rear gardens, perfect for relaxing outdoors or

entertaining guests. A private driveway provides convenient off-street parking. Ideally situated, the property is only a few minutes' drive from local shops, schools, and James Cook Hospital, making daily errands and commutes easy and stress-free.



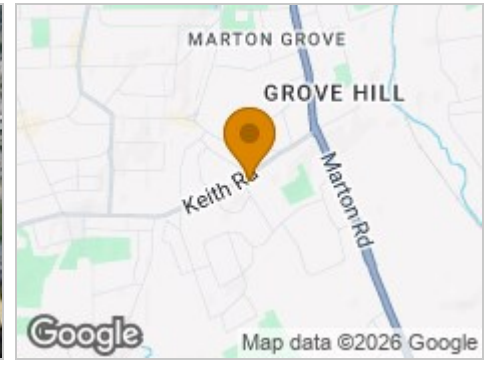
## Road Map



## 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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