



56 Kensington Avenue

, Middlesbrough, TS6 0QB

£195,000



56 Kensington Avenue

, Middlesbrough, TS6 0QB

£195,000



PORCH

6'5" x 3'5" (1.96m x 1.04m)

Step through the sleek black composite door, leaving the spacious front garden behind, and you'll find yourself in a generously sized porch. It's the ideal spot to hang coats, kick off muddy boots, or stow away umbrellas before moving into the main reception room beyond.

RECEPTION AREA

13'0" x 16'7" (3.96m x 5.05m)

The reception area is spacious enough to easily accommodate a generous corner sofa, creating a cozy spot for relaxation or entertaining guests. Additional storage units line the walls, offering plenty of space to keep the room organized and clutter-free. Natural light pours in through two large UPVC double glazed windows, making the space feel bright and welcoming throughout the day. A radiator ensures the room stays warm and comfortable, while convenient access leads directly to both the dining area and the staircase to the first floor.

DINING AREA

10'8" x 8'11" (3.25m x 2.72m)

The dining area flows seamlessly from the reception room, offering ample space for a generous dining table where family and friends can gather. From here, you have direct access to both the kitchen—ideal for serving meals—and the sunlit conservatory, perfect for relaxing or entertaining.

KITCHEN

20'3" x 7'7" (6.17m x 2.31m)

The kitchen is fitted with a generous selection of pale wall cabinets, base units, and drawers, all accented by sleek black handles that stand out against the soft tones. The wood-effect worktops add warmth and texture, creating an inviting contrast. A built-in electric oven sits

neatly below a modern gas hob, perfect for home chefs, while there's ample room for additional free-standing appliances. Natural light streams in through two UPVC double glazed windows, giving the space a bright, airy feel, and there's easy access to the rear entrance for added convenience.

CONSERVATORY

11'7" x 6'11" (3.53m x 2.11m)

The conservatory, which you can enter directly from the reception room, is currently set up as a cheerful playroom. It features frosted glass windows along the side, offering both privacy and soft light, while the French doors at the back open out onto the rear garden, creating an easy flow between indoor and outdoor spaces.

GROUND FLOOR W.C

2'11" x 4'1" (0.89m x 1.24m)

Tucked away at the back of the kitchen, the ground floor w.c is easily accessible for guests and residents alike. Step inside and you'll find a convenient two-piece suite, featuring a hand basin and a toilet. Natural light filters in through a frosted UPVC double glazed window, offering both privacy and a gentle, diffuse glow that brightens the space without sacrificing discretion.

LANDING

7'11" x 6'6" (2.41m x 1.98m)

The landing opens onto three well-proportioned bedrooms and a spacious family bathroom, all easily accessible from this central space. Soft grey carpeting adds a touch of modern comfort underfoot, while a large UPVC double glazed window to the side floods the area with natural light, creating a bright and inviting atmosphere.

BEDROOM ONE

13'4" x 9'9" (4.06m x 2.97m)

The first bedroom is spacious enough to comfortably fit a double bed along with ample storage, such as wardrobes or dressers, without feeling crowded. A large UPVC double glazed window lets in plenty of natural light, while a radiator keeps the space warm and inviting. Soft carpeting underfoot adds an extra layer of comfort to the room.

BEDROOM TWO

10'8" x 9'10" (3.25m x 3.00m)

Tucked away at the rear of the property, the second bedroom offers a quiet retreat with enough room for a double bed and generous storage options. Natural light filters in through a modern UPVC double glazed window, while a radiator keeps the space cozy. Soft carpeting underfoot adds an extra touch of comfort to this inviting room.

BEDROOM THREE

6'8" x 6'6" (2.03m x 1.98m)

The third bedroom sits at the front of the house, catching natural light through a large UPVC double glazed window that frames the view outside. The room is sized for a single bed and can fit a few select pieces of larger furniture, though space is best suited to thoughtful arrangement.

Soft carpeting underfoot and a radiator along one wall add a touch of comfort, making this space inviting for a guest, child, or even as a cozy home office.

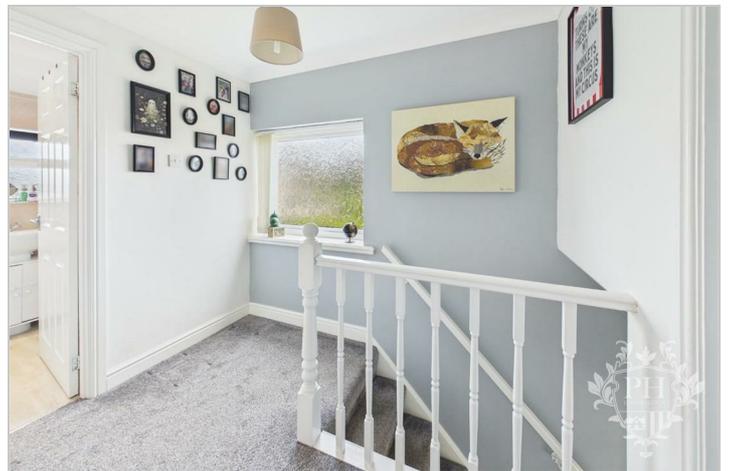
FAMILY BATHROOM

5'3" x 6'3" (1.60m x 1.91m)

The family bathroom boasts a stylish three-piece suite, complete with a sleek paneled bathtub fitted with a modern shower overhead. A wide hand basin sits beneath a frosted UPVC double-glazed window, allowing in soft natural light while preserving privacy. The low-level toilet is tucked neatly alongside, and the walls are finished with elegant tiles that wrap around the room. A contemporary radiator provides warmth, ensuring comfort throughout the year.

EXTERNAL

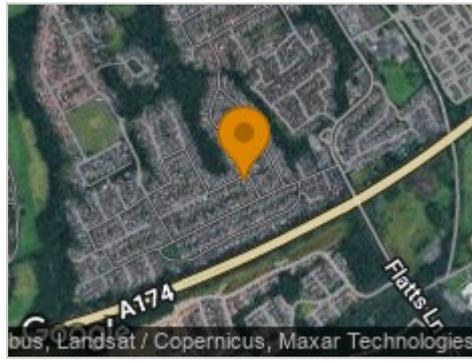
The property features an expansive front garden, fully enclosed with fencing for added privacy and security. A lush green lawn stretches across the space, bordered by a paved pathway that gently leads to the entrance. To one side, you'll find a generous double driveway finished with an attractive concrete imprint, providing ample space for multiple vehicles, as well as a single detached garage for additional parking or storage. At the back of the home, there's a compact, easy-care garden—perfect for those who prefer minimal upkeep while still enjoying a spot of outdoor relaxation.



Road Map



Hybrid Map



Terrain Map



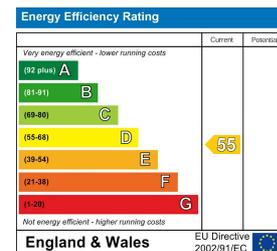
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.