



# 151 Trimdon Avenue

, Middlesbrough, TS5 8RY

£145,000





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## HALLWAY

9'11" x 5'6" (3.02m x 1.68m)

Step through the front garden and into a welcoming, light-filled hallway. From here, you can access the spacious reception and dining room, the family bathroom, and the staircase leading up to the first floor.

## RECEPTION/ DINING ROOM

21'9" x 10'1" (6.63m x 3.07m)

At the front of the room, you'll find a comfortable living area spacious enough for a cozy two-piece suite and additional storage units. Natural light pours in through a large UPVC double-glazed window, illuminating the space and highlighting the classic fire surround complete with a coal fire —perfect for relaxing evenings. Toward the back of the room, there's a dedicated spot for a small dining table, ideal for intimate meals or morning coffee. This area opens directly onto the rear garden through a sliding patio door, seamlessly blending indoor and outdoor living. The kitchen can be conveniently accessed from the reception and dining area, making the layout both practical and inviting.

## KITCHEN

7'9" x 8'6" (2.36m x 2.59m)

The kitchen features a striking selection of high-gloss wall, base, and drawer units that catch the light and bring a modern feel to the space. A built-in electric oven sits neatly below a hob, both set against rich, dark countertops that

provide a bold contrast to the cabinetry. There's ample room for free-standing appliances, giving you flexibility for your own fridge, washer, or dishwasher. Natural light streams in through a UPVC double glazed window overlooking the side of the property, while a matching UPVC double glazed door opens directly onto the rear garden, making it easy to step outside with your morning coffee or bring in fresh herbs from the garden.

## GROUND FLOOR BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

The ground floor bathroom features a classic three-piece suite, offering a paneled bathtub perfect for soaking, a hand basin, and a discreet low-level w.c. Large tiles line the walls, creating a clean, polished look that's easy to maintain. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy while keeping the space bright. A well-placed radiator keeps the room warm and comfortable year-round.

## LANDING

2'8" x 7'10" (0.81m x 2.39m)

The landing gains access to the three spacious bedrooms and loft with the benefit of a UPVC double glazed window to the side aspect

## BEDROOM ONE

9'9" x 10'10" (2.97m x 3.30m)

The main bedroom is a spacious double room

situated at the front of the property, offering plenty of room for a double bed and additional furnishings. It features sliding wardrobes and a built-in cupboard, providing ample storage for clothes and essentials. A large UPVC double glazed window lets in natural light while maintaining warmth and quiet, and the floor is finished with soft, comfortable carpeting that adds a cozy touch to the space.

### BEDROOM TWO

11'7" x 7'10" (3.53m x 2.39m)

Tucked away at the back of the property, the second bedroom offers a peaceful retreat with enough space for a small double bed. Thoughtfully designed built-in storage helps keep the room uncluttered, while a UPVC double glazed window fills the space with natural light and ensures excellent insulation. There's also a handy storage cupboard, perfect for keeping extra belongings neatly out of sight.

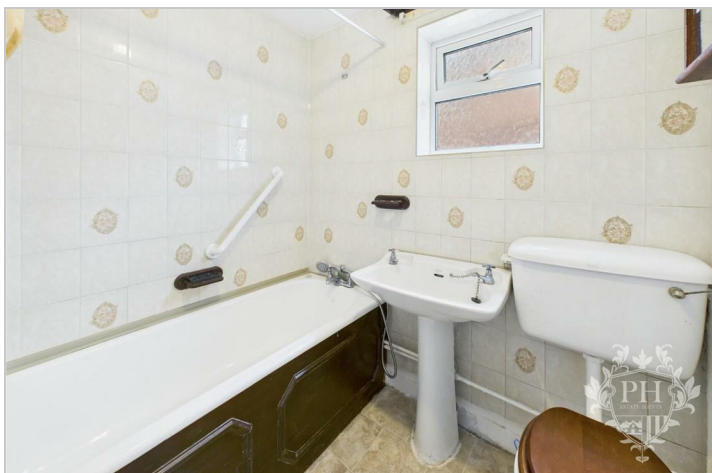
### BEDROOM THREE

8'8" x 7'9" (2.64m x 2.36m)

The third bedroom sits quietly at the back of the house, offering a cozy retreat with enough room to comfortably fit a small double bed and a few compact storage pieces. Natural light streams in through a UPVC double-glazed window, highlighting the crisp, clean look of the freshly painted white walls and creating a bright, inviting atmosphere.

### EXTERNAL

At the front of the property, you'll find a neatly manicured lawn bordered by lush grass, creating a welcoming entrance. A spacious driveway runs alongside the house, stretching all the way to the rear where a generously sized garage is located, with ample parking space for three to four vehicles. Step into the back garden, and you'll discover a charming patio—perfect for relaxing or entertaining—overlooking a vibrant grassy area adorned with a colorful mix of blooming flowers and carefully tended garden beds.



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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