



PH ESTATE AGENTS



12 Shawcross Avenue  
, Middlesbrough, TS6 7DP

£525



# 12 Shawcross Avenue

, Middlesbrough, TS6 7DP

£525



## HALLWAY

Entering through a White UPVC double-glazed door into a bright hallway, gaining access to the reception dining room, kitchen and first floor.

## RECEPTION DINING ROOM

The reception/ dining room is a large open space with two double-glazed windows to the front and rear and feature fire surround.

## KITCHEN

The kitchen provides an array of wooden wall, base and drawer units with space for free-standing appliances and gains access to the rear garden through a UPVC door.

## LANDING

The landing gains access to the two double bedrooms and family bathroom benefiting from a UPVC double glazed window to the front aspect

## BEDROOM ONE

Bedroom one is a large double with a double-glazed UPVC window, radiator and storage cupboard.

## BEDROOM TWO

Bedroom two is located to the rear of the property and benefits from a UPVC double glazed window, radiator and carpet.

## FAMILY BATHROOM

The family bathroom comprises a three-piece suite which includes a paneled bath with shower attachments, hand basin and low level w/c

## EXTERNAL

The property offers a large front and rear garden with off-street parking



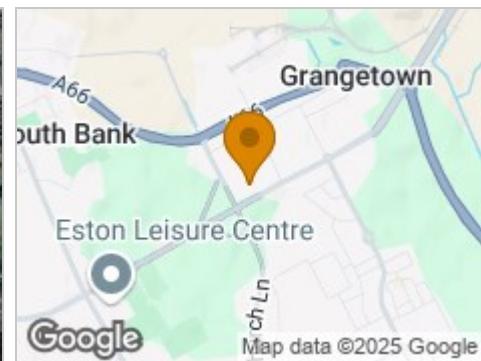
## Road Map



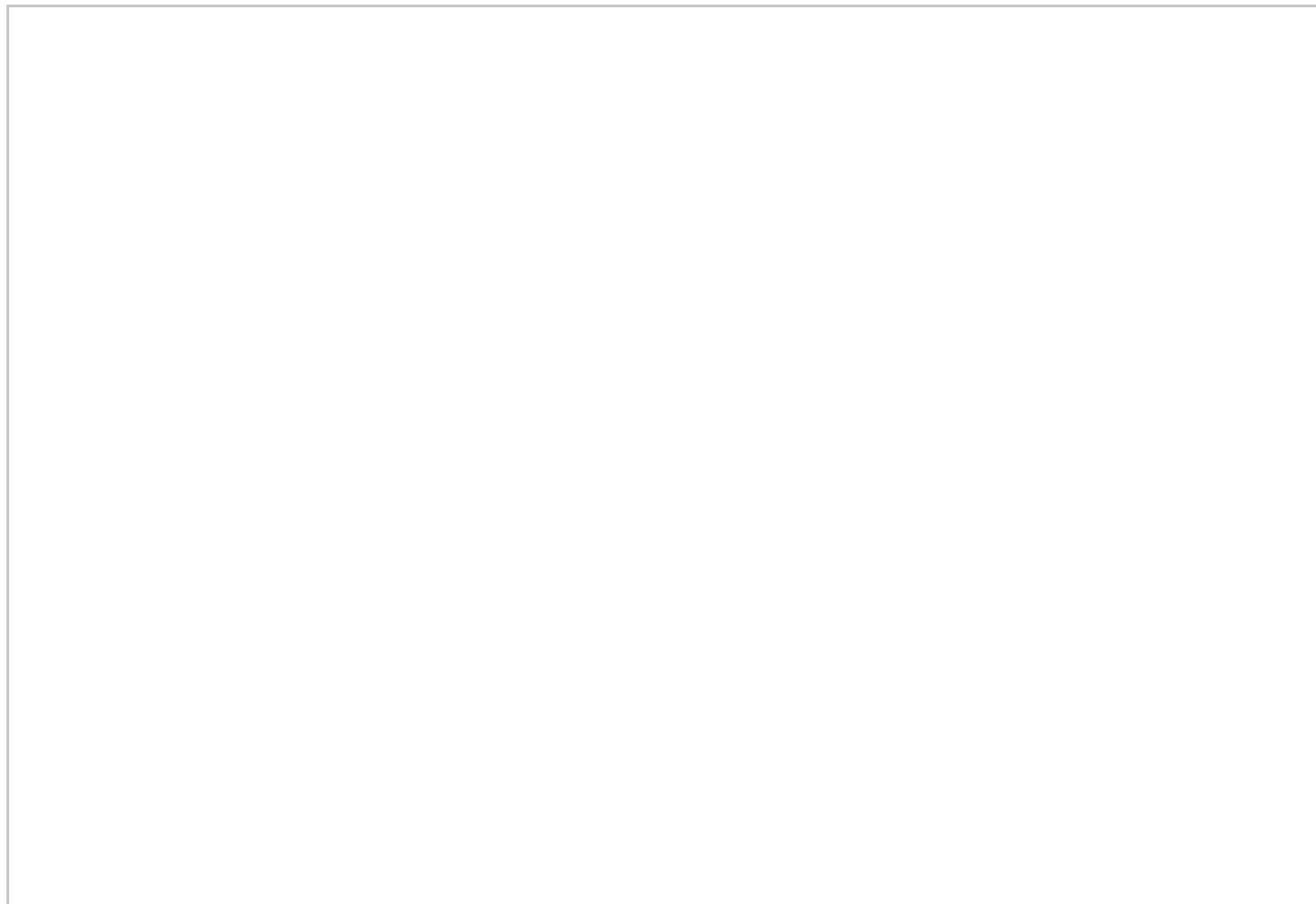
## Hybrid Map



## Terrain Map



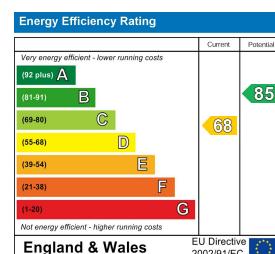
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.