PH ESTATE AGENTS



2 Forfar Avenue

, Middlesbrough, TS4 3RE

£800 Per Month

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RECEPTION ROOM

12'2" x 17'8" (3.71m x 5.38m)

Step through the spacious front garden and enter the home via a crisp white UPVC double glazed door, which opens into a generously sized reception room. This welcoming space easily accommodates a large corner sofa and substantial storage units, offering both comfort and practicality. Natural light pours in through a wide UPVC double glazed window, highlighting the elegant fire surround and modern electric fire—a cozy focal point for relaxing evenings. The reception room also provides convenient access to the kitchen and dining area, the staircase leading to the first floor, and a handy understair storage cupboard, perfect for keeping things tidy and organized.

KITCHEN

9'6" x 17'9" (2.90m x 5.41m)

The property features a stunning, newly installed kitchen that instantly catches the eye. Crisp, light-colored wall, base, and drawer units line the room, offering plenty of storage while keeping the space feeling airy and open. These units are complemented by elegant light wood-effect worktops, creating a gentle contrast that adds warmth and sophistication. The kitchen is thoughtfully designed with ample room for free-standing appliances, making it as practical as it is attractive. A sleek, built-in electric oven sits beneath a modern ceramic hob, perfect for home cooks and bakers alike. Natural light pours in through a large UPVC double-glazed window, and a matching door opens directly onto the rear garden—ideal for summer entertaining or bringing in fresh air. The generous layout leaves plenty of space to comfortably accommodate a large dining table, making this kitchen the true heart of the home.

LANDING

6'6" x 5'10" (1.98m x 1.78m)

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

BEDROOM ONE

11'4" x 11'0" (3.45m x 3.35m)

The first bedroom sits at the front of the house, welcoming in natural light through a large UPVC double glazed window that frames the view outside. The space is generously sized, easily accommodating a double bed along with sizable wardrobes or additional storage furniture without feeling cramped. Crisp white walls, recently painted, brighten the room and reflect the daylight, while the plush new grey carpet underfoot adds a touch of warmth and comfort. A modern radiator ensures the space stays cozy year-round, making this bedroom both stylish and practical.

BEDROOM TWO

9'4" x 9'11" (2.84m x 3.02m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat with enough space for a double bed and generous storage options. The walls are freshly painted in crisp white, making the room feel bright and airy, while the brand new grey carpet adds a touch of warmth and comfort underfoot. A modern UPVC double glazed window lets in plenty of natural light and helps keep the room well-insulated. There's also a built-in storage cupboard, along with a radiator to ensure the space stays cozy year-round.

BEDROOM THREE

10'1" x 6'8" (3.07m x 2.03m)

Bedroom three sits at the front of the house and, while it's the smallest of the three bedrooms, there's still enough space for a single bed and a few compact storage pieces. Sunlight streams in through the UPVC double glazed window, giving the room a bright and airy feel. The freshly painted white walls make the space feel even larger, and the brand new grey carpet adds a modern, cozy touch underfoot. A radiator keeps things comfortable all year round.

BATHROOM

5'4" x 7'6" (1.63m x 2.29m)

The family bathroom is fitted with a stylish three-piece suite, featuring a paneled bathtub equipped with an electric shower and a sleek glass screen that keeps water neatly contained. A contemporary hand basin sits nearby, complemented by a modern low-level toilet. The walls are adorned with fresh, modern tiling that adds a clean and inviting feel to the space. For comfort, a radiator provides warmth, while a frosted UPVC double-glazed window allows natural light to filter in softly, ensuring privacy without sacrificing brightness.

EXTERNAL

This property features a spacious, fully fenced front garden—ideal for relaxing outdoors or letting children and pets play safely. At the back, you'll find a low-maintenance garden area, perfect for easy upkeep, along with two sturdy brick sheds that provide plenty of storage space for tools, bikes, or seasonal items. Conveniently located just a short drive from James Cook Hospital, the home also offers quick access to nearby schools and a range of local amenities, making everyday living hassle-free.







Road Map



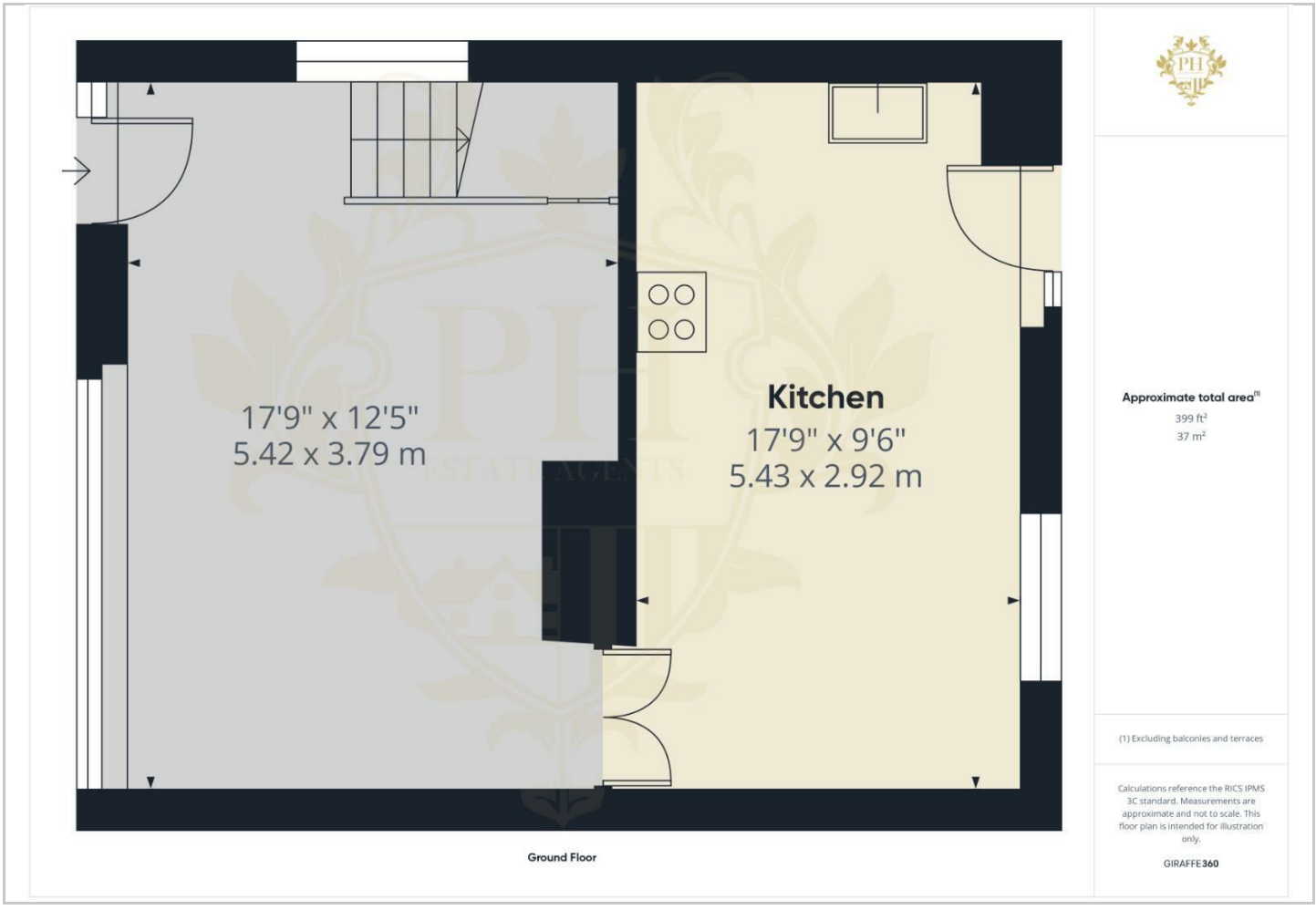
Hybrid Map



Terrain Map



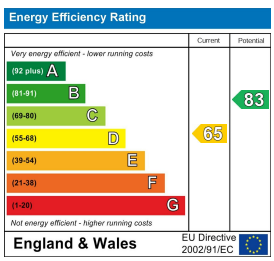
Floor Plan



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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