PH ESTATE AGENTS



25 Ashford Avenue

, Middlesbrough, TS5 4QL

£850 PCM

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Entrance

The property is entered via a welcoming entrance hall that provides access to the ground floor accommodation and staircase leading to the first floor. The space offers a practical layout and sets the tone for the well-presented interior found throughout the home.

Reception Room

The living room is a bright and spacious reception room featuring a large bay window to the front elevation which allows plenty of natural light to fill the space. Finished with modern décor and soft carpeting, the room offers a comfortable area ideal for relaxing or entertaining.

Reception Room Two

Situated to the rear of the property, the second reception room provides a versatile space that can be used as a formal dining room, family room, or additional living area. With a pleasant outlook towards the rear garden, the room is well proportioned and benefits from neutral decoration and modern flooring.

Kitchen

The kitchen is fitted with a range of contemporary wall and base units with contrasting work surfaces. It includes an integrated oven, hob and extractor, along with space for additional appliances. A large window overlooks the rear garden, creating a light and practical cooking space with access to the rear of the property.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom. The layout offers a natural flow between rooms and maintains the property's bright and airy feel.

Bedroom One

The main bedroom is a generous double room positioned at the front of the property, featuring a large bay window which enhances the sense of space and light. The room provides ample space for bedroom furniture and continues the property's modern, neutral finish.

Bedroom Two

Bedroom two is another well-sized double bedroom overlooking the rear garden. The room offers comfortable accommodation with space for wardrobes and additional furnishings, making it ideal as a second bedroom or guest room.

Bedroom Three

The third bedroom is a good-sized single room, suitable as a child's bedroom, home office, or study. It benefits from natural light and neutral décor, making it a flexible space depending on the buyer's needs.

Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, pedestal wash basin and WC. Finished with contemporary tiling and flooring, the bathroom provides a clean and functional space.

Rear Garden

To the rear of the property is a substantial garden mainly laid to lawn with fenced boundaries, offering excellent outdoor space ideal for families, entertaining, or future landscaping. The garden also features a mature tree and patio area, providing both character and practicality.

Front Exterior & Driveway

Front Garden/Driveway

To the front of the property is a low-maintenance gravel garden with a driveway to the side providing off-road parking and access to the rear. The property is set behind a brick boundary wall, giving it an attractive street presence.









Road Map



Hybrid Map



Terrain Map

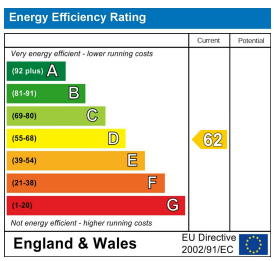


Floor Plan

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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