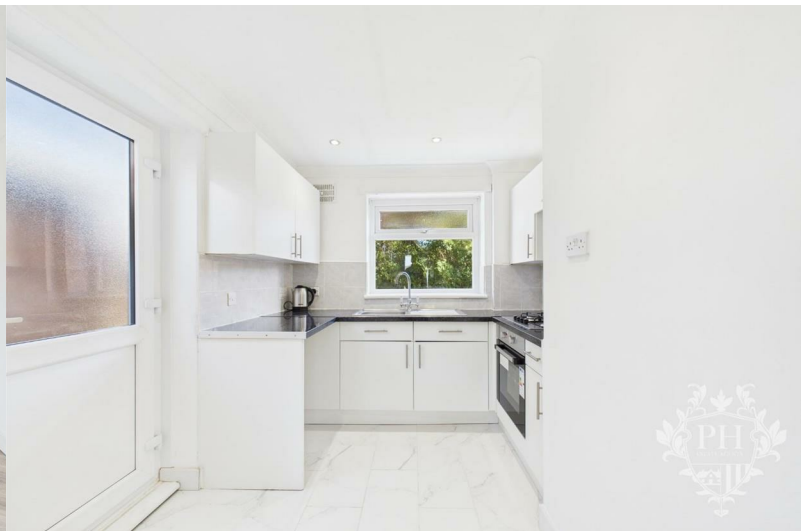
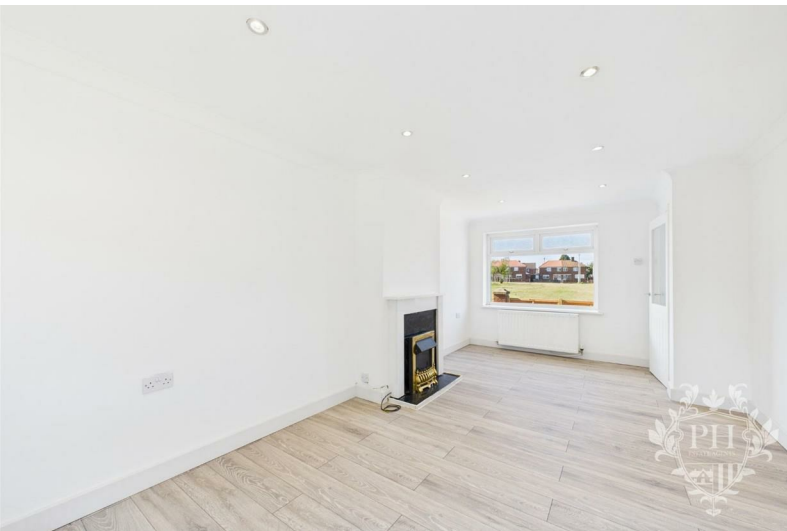




## 22 Cornforth Avenue

, Middlesbrough, TS3 7HE

£100,000



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, Middlesbrough, TS3 7HE

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## ENTRANCE

4'8" x 5'5" (1.42m x 1.65m )

Step through a gleaming white UPVC double-glazed door and find yourself in a spacious, light-filled hallway. Natural light streams in, illuminating the inviting entryway and revealing clear pathways to the welcoming reception and dining area, the thoughtfully designed kitchen, and the staircase leading up to the first floor.

## RECEPTION/ DINING ROOM

8'6" x 19'2" (2.59m x 5.84m )

At the front of the room, you'll find a welcoming reception area, brightened by a large UPVC double glazed window that lets in plenty of natural light. A radiator ensures the space stays warm and comfortable, and there's ample room for a two-piece suite along with other living room furnishings, allowing you to create a cozy seating arrangement. Toward the rear, another UPVC double glazed window and a second radiator provide additional light and warmth, while the area comfortably accommodates a dining table—perfect for meals or entertaining guests. The entire room has been freshly painted, giving it a clean, modern feel, and features recessed spotlights in the ceiling for a stylish touch. A decorative fire surround with an electric fire serves as a focal point, adding both visual interest and a sense of comfort to the space.

## KITCHEN

8'2" x 10'10" (2.49m x 3.30m )

Step into a stunning, newly-fitted kitchen designed with both style and functionality in mind. Along the walls, you'll find an array of sleek, light-colored units—cupboards, drawers, and base cabinets—all

offering plenty of storage and creating a bright, airy feel. The rich, dark worktops provide a striking contrast, making the space pop visually and offering generous surfaces for meal prep or entertaining. The kitchen features a built-in electric oven paired with a modern gas hob above, perfect for everything from quick breakfasts to elaborate dinners. There's ample room for your own free-standing appliances, so you can truly make the space your own. Sunlight pours in through a large UPVC double-glazed window, and a matching door opens directly onto the rear garden, making it easy to step outside for fresh air or outdoor dining.

## LANDING

5'8" x 2'8" (1.73m x 0.81m)

The landing gains access to the two spacious bedrooms, family bathroom and loft with a UPVC double glazed window to the side aspect.

## BEDROOM ONE

14'1" x 8'7" (4.29m x 2.62m)

The first bedroom sits at the front of the house, offering ample room for a double bed as well as larger storage pieces like wardrobes or dressers. Natural light pours in through two UPVC double-glazed windows, giving the space a bright, welcoming feel. Freshly painted walls and brand new laminate flooring add a clean, modern touch, while a radiator ensures the room stays comfortable year-round.

## BEDROOM TWO

9'8" x 10'4" (2.95m x 3.15m )

The second bedroom is tucked away at the rear of the property, offering a quiet and private retreat. Spacious enough to comfortably fit a double bed, it

Tel: 01642 462153



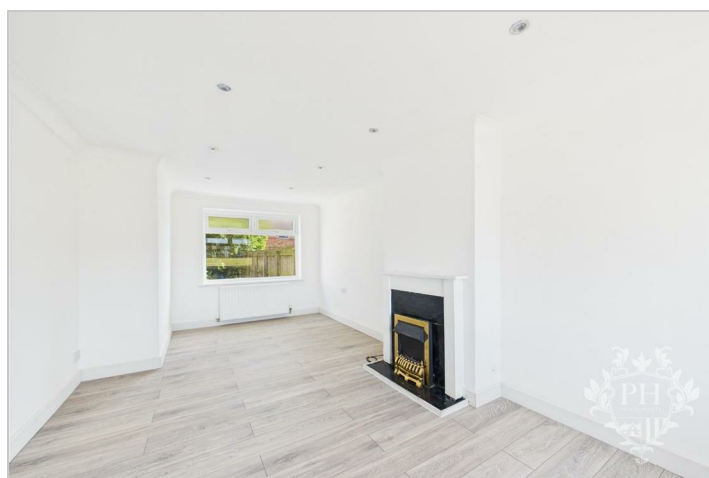
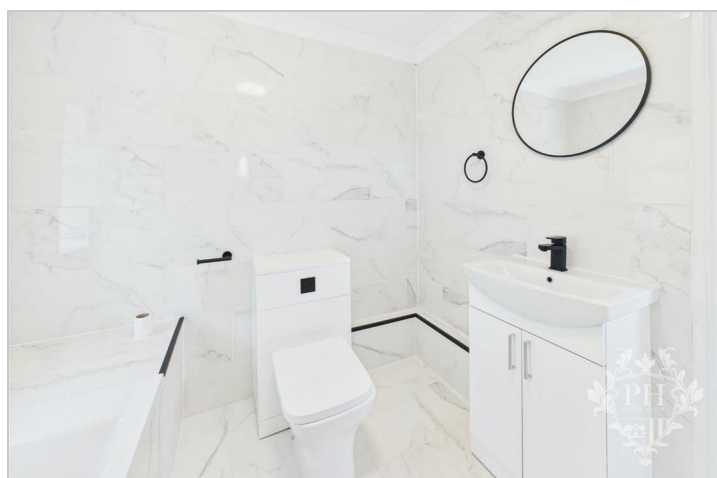
easily accommodates larger storage units without feeling cramped. Natural light streams in through the UPVC double glazed window, highlighting the freshly painted walls and brand new laminate flooring. A modern radiator ensures the room stays warm and inviting year-round, making it an ideal space for rest or productivity.

### FAMILY BATHROOM

7'2" x 7'3" (2.18m x 2.21m )

The family bathroom has been completely transformed into a modern, inviting space. At its heart is a sleek three-piece suite: a deep paneled bathtub fitted with striking black shower attachments and matching taps, all framed by a glass screen edged in bold black trim. The hand basin is set atop a practical storage cabinet, perfect for keeping toiletries tucked away, while the low-level w.c. blends seamlessly into the room's design. Glossy wall and ceiling tiles catch the light, giving the space a polished, contemporary feel, and black accents throughout add a sense of sophistication. Two frosted UPVC double glazed windows let in soft, natural light while maintaining privacy, and a heated towel warmer ensures comfort year-round.

### EXTERNAL



Road Map



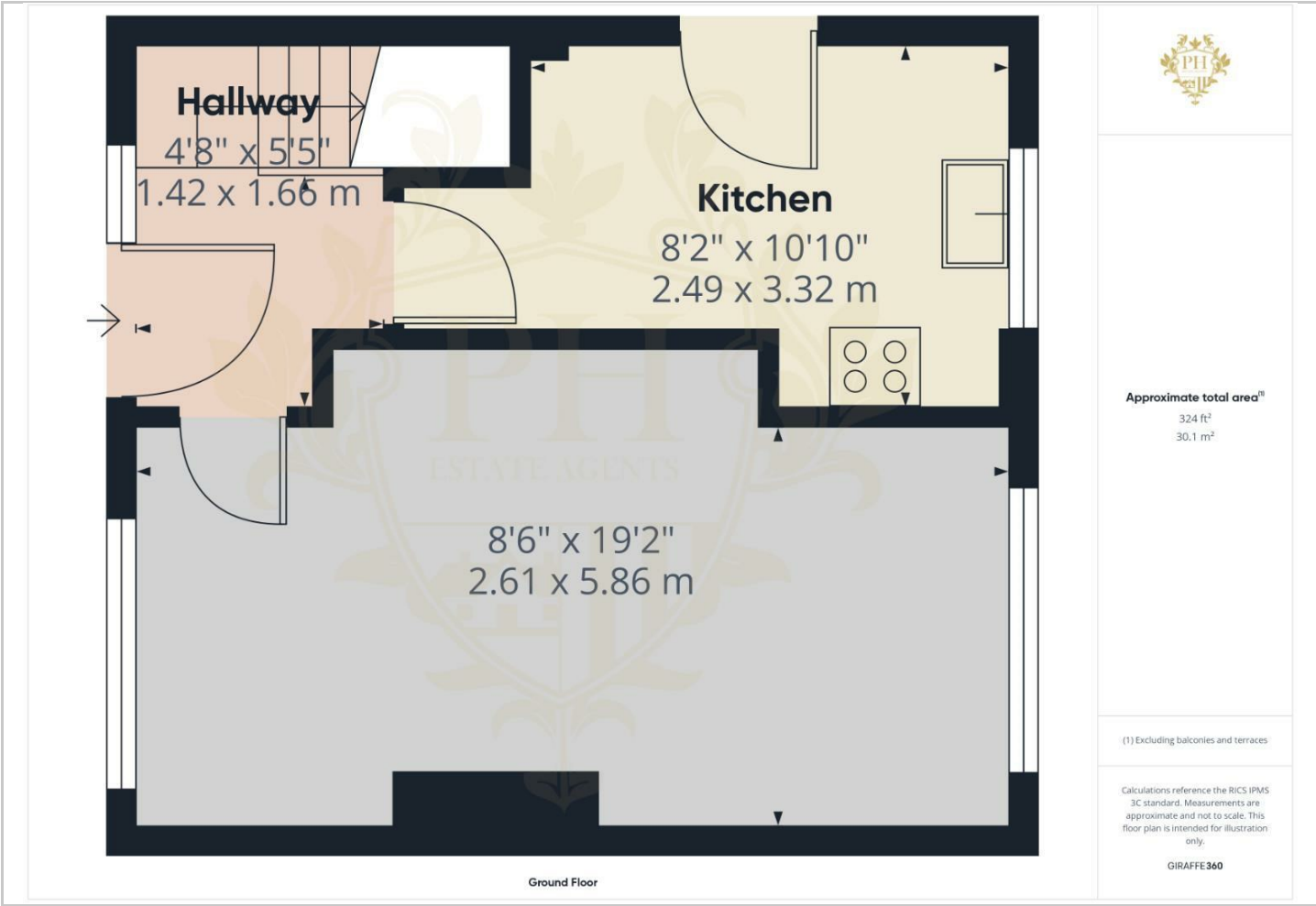
Hybrid Map



Terrain Map



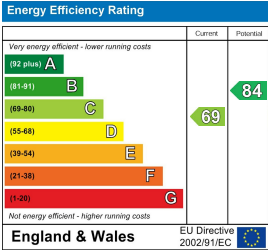
Floor Plan



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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