



**Park Avenue
Middlesbrough
North Yorkshire
TS6**

Offers in Excess of £86,000

bettermove

Park Avenue Middlesbrough

Bettermove are proud to present this 2 bedroom semi-detached house in Middlesbrough, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is A.

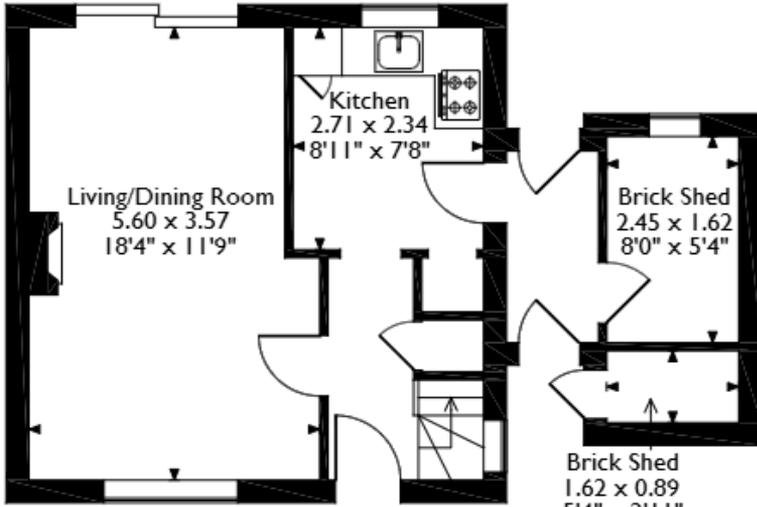
The interior of this well presented property comprises a spacious living/dining room, and fitted kitchen on the ground floor, with access to the brick outbuildings, ideal for additional storage. The first floor consists of two double bedrooms, alongside the family bathroom. Outside, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Middlesbrough, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from South Bank Train Station, a variety of local bus routes, and quick access to the A66.

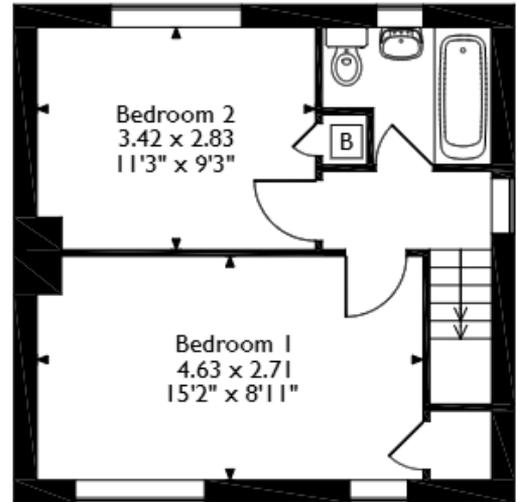
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Park Avenue, Middlesbrough
 Approximate Gross Internal Area
 Main House = 70 Sq M/754 Sq Ft
 Outbuilding = 1 Sq M/11 Sq Ft
 Total = 71 Sq M/765 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 71 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk