



## Mayfair Avenue, Grove Hill, Middlesbrough, TS4 2RN

Offered with NO ONWARD CHAIN, this semi-detached three-bedroom house, situated on a CORNER PLOT in Middlesbrough's Grove Hill estate, presents a GREAT INVESTMENT OPPORTUNITY.

The property features a hallway leading to a lounge with a gas fire and an attractive bay window. The large kitchen/dining room is equipped with units, including a breakfast bar and integrated oven and hob, with access to the rear garden. Upstairs, you'll find three bedrooms and a family bathroom with a white suite. This home is uPVC double glazed throughout and gas centrally heated.

Externally are gardens to the front, side and rear, along with off road parking to the side.

Conveniently situated, this property enjoys proximity to various amenities, including James Cook Hospital, schools, parks, shops, and other essential services. Additionally, it benefits from easy access to bus routes, offering residents convenient transportation options.

Offers In The Region Of £85,000



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## HALL

uPVC double glazed entrance door, stair case to the first floor, radiator.

## LOUNGE

12'6 x 15'8 (3.81m x 4.78m)

## KITCHEN/DINER

19'2" x 8'11 (5.84m x 2.72m)

## LANDING

uPVC double glazed window to the side.

## BEDROOM 1

11'3 x 12'7 (3.43m x 3.84m)

## BEDROOM 2

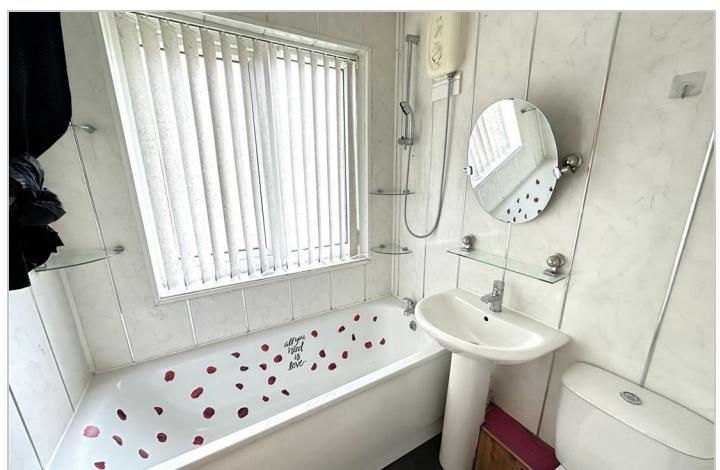
9'0 x 12'3 (2.74m x 3.73m)

## BEDROOM 3

7'11 x 7'11 (2.41m x 2.41m)

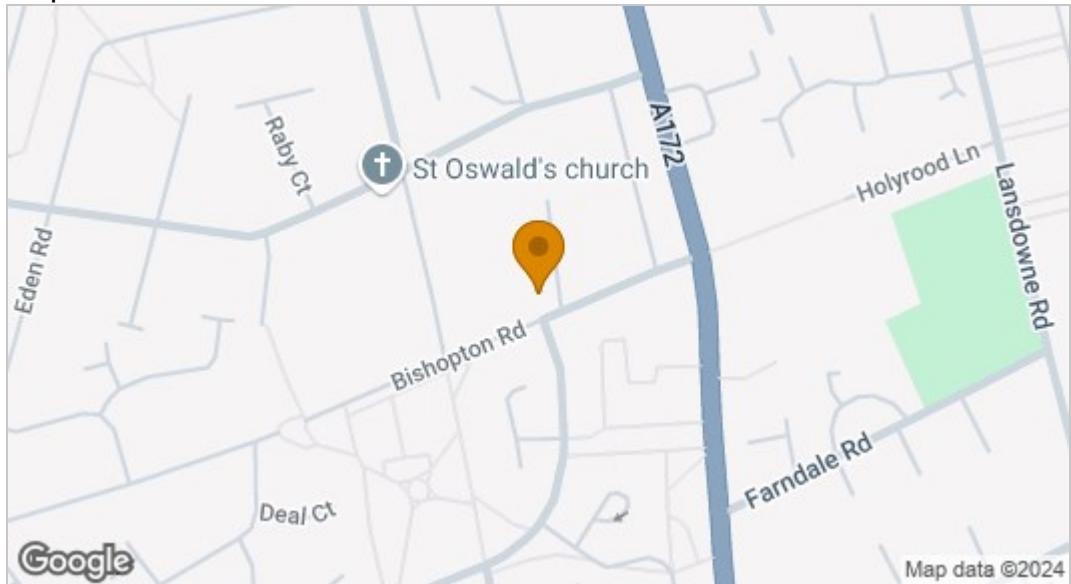
## BATHROOM

6'2 x 5'5 (1.88m x 1.65m)





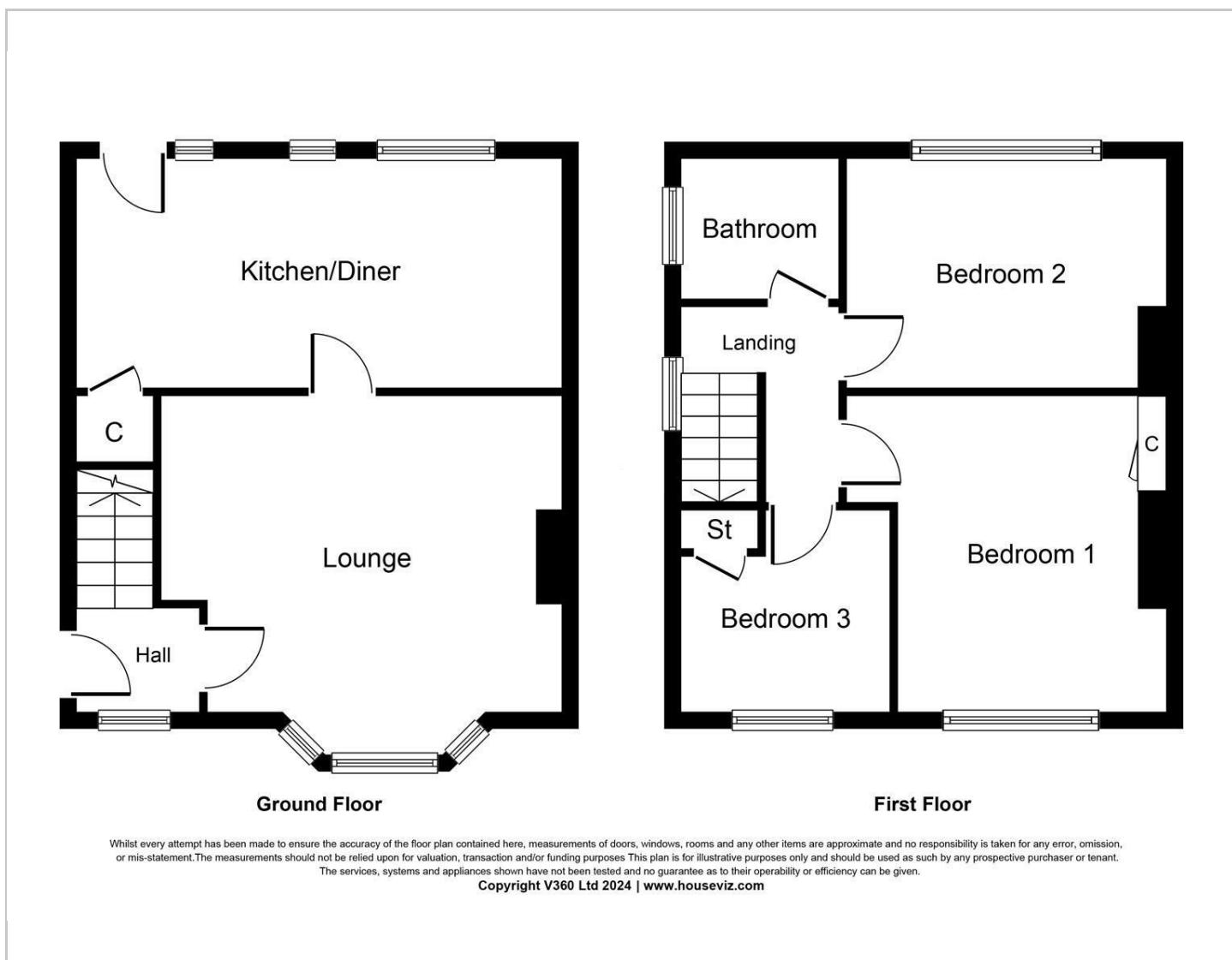
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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