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Ayton Crescent, Middlesbrough,  
Cleveland  
£110,000

## Ayton Crescent, Middlesbrough, Cleveland

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### **DESCRIPTION**

The property comprises entrance hallway, lounge, dining room and kitchen to the ground floor whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are front and rear gardens with a garage. EPC rating is grade D.

### **OUR VIEW**

Situated within a corner plot is this three bedroom semi detached property which benefits from double glazing, gas central heating and a garage. The property has been maintained to a high standard by the current owners. On entering the house into the entrance hallway which has stairs to the first floor and internal door leading to the lounge which has double glazed window to the front aspect, coving to the ceiling, two radiators and double glazed french doors leading to the rear garden. The kitchen is fitted with a selection of base, wall and drawer units with work surfaces over incorporating a sink unit with mixer tap, built in cooking facilities including a gas hob, oven, fridge, freezer and plumbing for appliances. There is a dining room which has a double glazed window, radiator and door leading out to the rear garden. To the first floor the landing has a double glazed window and loft access. There are three bedrooms and a bathroom/wc which is fitted with a three piece including a shower over the bath. Externally there are front and rear gardens, the rear is enclosed with a lawn area whilst to the front there is off road parking leading to a garage with an up and over door.

### **LOCATION**

Having access to local amenities within Eston where there are a selection of shops. Road links include access to the A174 to the A19 and A66.

### **DIRECTIONS**

Proceed up Jubilee Road from Eston, turning right onto Mansfield Road, taking the first right onto Ayton Crescent where the property can be found on the right hand side.

### **AGENTS NOTE**

Garage: NOT MEASURED: We recommended that you check to ensure that the space is suitable for requirements.



## DIMENSIONS

### Lounge

6.96mx4.42m(22'10"x14'6") -L Shape 4.02mx2.59m(13'2"x8'6")

### Dining Room

4.44mx2.70m(14'7"x8'10")

### Kitchen

3.33mx2.41m(10'11"x7'11")

### Bedroom One

3.66mx2.72m(12'0"x8'11")

### Bedroom Two

3.22mx2.71m(10'7"x8'11")

### Bedroom Three

2.67mx2.49m(8'9"x8'2")



For full EPC please contact the branch

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\*Source: Nielsen, Oct 2012.

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