



24 Aylton Drive
Middlesbrough, TS5 8HW

£220,000

Energy Rating : C



24 Aylton Drive

Description

Are you ready to find your dream HOME? Radiating warmth, comfort & elegance this beautiful 2 bedroom semi-detached bungalow really is one of the finest of its kind & simply Must be viewed to be fully appreciated! Think elegant proportions, fantastic location & SOUTH-facing plot. Properties of this calibre are few and far between so act fast to avoid disappointment! The property benefits from oak internal doors, gas central heating and uPVC double glazing, briefly comprising; L-shape entrance hall, bay-fronted living room, spacious dining room and stunning fitted kitchen. Two double bedrooms and luxury family shower room/WC. Externally; driveway, detached garage and beautiful gardens which afford complete privacy and boast a SOUTH-facing aspect.

ACCOMMODATION:

L-Shape Entrance Hall

Composite entrance door to the side, double radiator and useful storage cupboard. Giving independent access to all rooms and the loft space.

Living Room 14' 8" x 10' 9" (4.47m x 3.27m) [Excluding-Bay]

uPVC double glazed bay window to the front, wall mounted electric fire with decorative surround, double radiators, wall lights, decorative ceiling coving and ceiling rose.

Dining Room 11' 9" x 11' 5" (3.58m x 3.48m) [Excluding-Bay]

uPVC double glazed bay window to the side, double radiator and decorative ceiling coving.

Stunning Fitted Kitchen 12' 1" x 6' 6" (3.68m x 1.98m)

Modern & quality range of wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink with mixer tap, plumbing for a washing machine, space for an under-counter fridge, built in electric oven with separate hob, downlights, extractor unit uPVC double glazed window to the rear and entrance door to the side.

Bedroom 1 10' 1" x 11' 4" (3.07m x 3.45m) [Excluding-Bay]

uPVC double glazed bay window to the front, double radiator and decorative ceiling coving.

Bedroom 2 8' 10" x 12' 4" (2.69m x 3.76m)

uPVC double glazed window to the rear, double radiator, quality fitted wardrobes, stylish laminate flooring and decorative ceiling coving.

Family Shower Room/WC

Modern white suite comprising; walk-in shower enclosure with electric shower, shower curtain and wet room style drain away flooring. Vanity unit housing; wash hand basin with mixer tap, push button WC and base storage units. Double radiator, tiled walls, PVC clad ceiling with downlights, extractor unit and uPVC double glazed window to the side.

EXTERNALLY:

Driveway

located at the rear of the property, leads to the detached garage and offers ample off-street parking.

Detached Garage

with electric roller shutter door, power, light and side courtesy door.

Gardens

The front/side sits behind an attractive dwarf wall / privacy hedge and has been beautifully landscaped and boasts a good degree of privacy and benefits from a SOUTH-facing aspect making it ideal for enjoying those warm summer nights. Being mainly laid to a mature lawn with attractive resin bound footpaths and patio area. The rear garden has been

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carefully designed for low-maintenance being fully laid to a decked patio area and further boasting; outside tap, security lighting and rear access gate.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

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Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.