

141 Birchington Avenue  
Middlesbrough, TS6 7LL

£130,000

# 141 Birchington Avenue

Middlesbrough, TS6 7LL



- Four Bedrooms
- Ample Off Street Parking
- Open Plan Kitchen/ Dining Area
- Gas central heating and uPVC
- Modern and well presented
- Generously sized rear garden double glazing

A superb opportunity to acquire this well-presented four-bedroom mid-terrace property, located on the ever-popular Birchington Avenue in Middlesbrough. Offering spacious and versatile accommodation throughout, this home is perfectly suited for growing families looking to upsize in a convenient and established residential area.

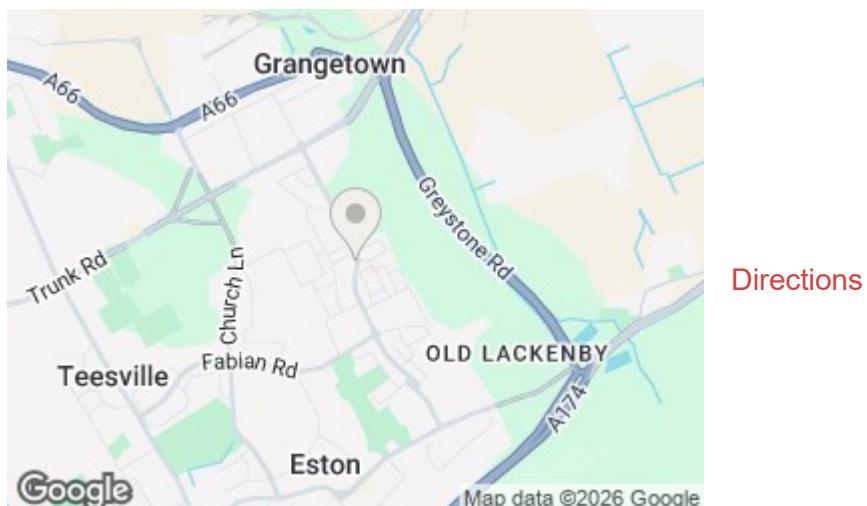
## Accommodation comprises:

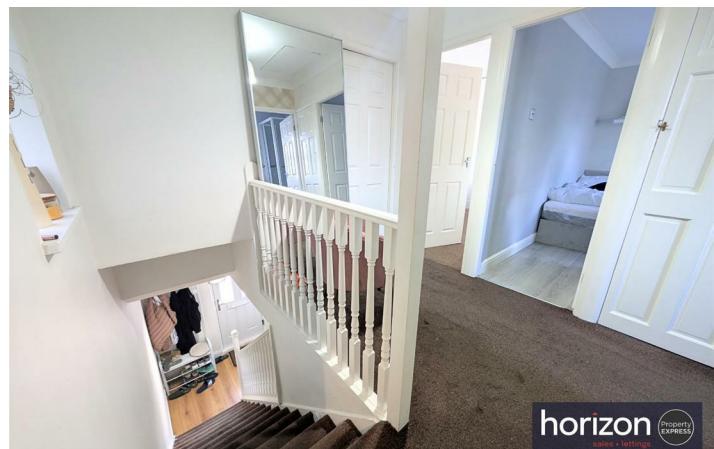
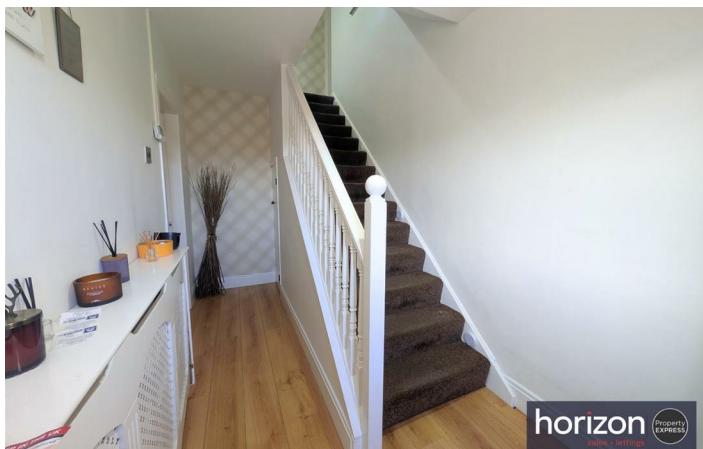
Upon entering, you are welcomed by a bright entrance hallway leading to a generous living room, ideal for family relaxation. To the rear, the modern kitchen and dining area provides an excellent space for entertaining, complemented by a cosy snug and a convenient cloakroom/WC.

To the first floor, the landing provides access to four well-proportioned bedrooms and a family bathroom fitted with a contemporary suite.

Externally, the property boasts a large driveway offering ample off-street parking and access to an integral garage. To the rear, a fully enclosed garden features a combination of patio, lawned, and decked areas, ideal for outdoor dining and family gatherings.

This delightful home offers generous living space both inside and out, with tasteful décor throughout. Early viewing is strongly advised to fully appreciate the size and quality on offer.





## Floor Plan

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC