



**Nesham Avenue
Middlesbrough
North Yorkshire
TS5 4LY**

Offers in Excess of £101,000

bettermove

Nesham Avenue

Middlesbrough

Bettermove are delighted to welcome to the market this charming three bedroom end of terrace house in Linthorpe, available with no forward chain.

The property has been fully renovated throughout. There is off street parking to the front via a driveway. The council tax band is A.

The interior of this beautifully presented property comprises an open plan ground floor with bay fronted lounge, dining area and modern fitted kitchen. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a rear garden with gravel and patio areas, perfect for enjoying the summer months.

Situated in the sought after Linthorpe area, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A66, A19 and Middlesbrough central rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

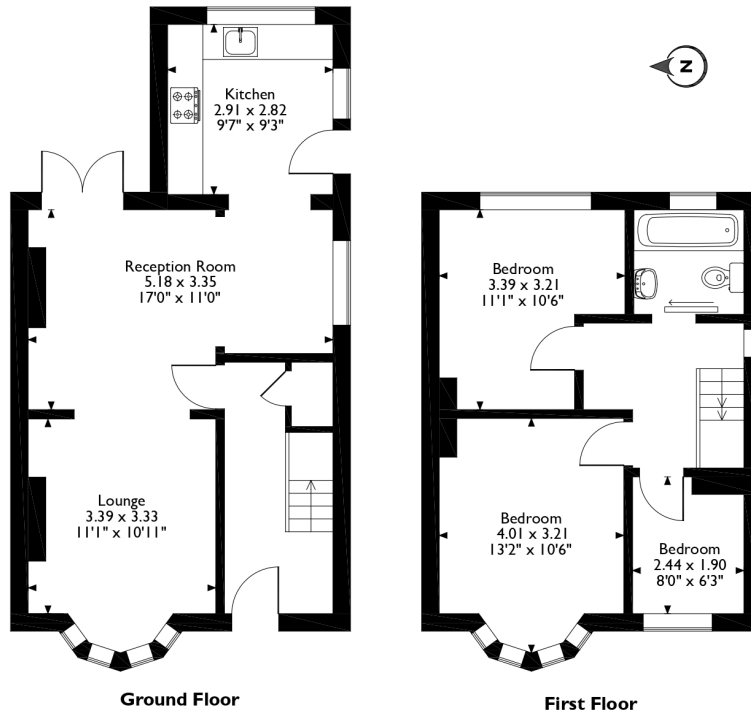
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Nesham Avenue, Middlesbrough
 Approximate Gross Internal Area
 83 Sq M/893 Sq Ft



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>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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	



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